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Bombay Improvement Trust
Administration Report
1898-99 to 1904-05
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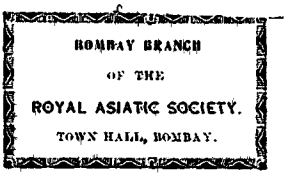

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City of Bombay Improvement Trust.

BOARD OF TRUSTEES.

At the date of this Report.

1.	The Hon'ble Mr. W. C. HUGHES, M. Inst. C.E. ...	*Chairman.*
2.	Brigadier-General F. VENTRIS, Commanding Bombay District.	*Ex-Officio Trustees.*
3.	W. T. MORISON, Esq., I.C.S. (Collector of Land Revenue, Customs and Opium).	
4.	W. L. HARVEY, Esq., I.C.S. (Municipal Commissioner, Bombay).	
5.	The Hon'ble Mr. BHALCHANDRA KRISHNA BHATAVADEKAR.	*Elected by the Corporation.*
6.	DINSHA EDULJI WACHA, Esq.	
7.	IBRAHIM RAHIMTOOLA, Esq.	
8.	ACCACIO G. VIEGAS, Esq.	
9.	R. H. MACAULAY, Esq.	*Elected by the Chamber of Commerce.*
10.	C. T. BURKE, Esq., M. INST. C.E.	*Elected by the Port Trustees.*
11.	SASSOON J. DAVID, Esq. (on leave.) BAMANJI DINSHA PETIT, Esq., Acting.	*Elected by the Mill-owners' Association.*
12.	G. A. ANDERSON, Esq. (on leave.) J. WILLCOCKS, Esq., Acting.	*Nominated by Government.*
13.	T. BLANEY, Esq., C.I.E.	
14.	P. B. SAVILE, Esq.	

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Bombay Improvement Trust.

Administration Report for the year ending 31st March 1899.

Introductory.

In the early part of 1897, consequent on the outbreak of plague, the Government of Bombay took into their serious consideration the question of a comprehensive scheme for the improvement of the City of Bombay, more especially in respect to the better ventilation of the densely inhabited parts, the removal of insanitary dwellings, and the prevention of overcrowding.

2. The preliminary enquiries necessary, the consideration of the best agency to be entrusted with the task, and the discussion of the intricate financial questions involved, occupied several months, but in September 1897 Government were in a position to lay before the Corporation and other bodies interested the outline of a proposal for dealing with the question on a comprehensive plan. This included the constitution of a Special City Improvement Trust, following closely the lines on which the Port Trust was formed. This Trust, partly representative and partly nominated, was to be endowed for a lengthened period on very favourable terms, with the user of valuable Government and Municipal properties, and subsidized from Municipal revenues, and was to be entrusted with the work of making new streets, opening out crowded localities, reclaiming lands from the sea to provide room for the expansion of the City, and the construction of sanitary dwellings for the poor.

3. The scheme as thus outlined was approved of unanimously by the Committee of the Chamber of Commerce and the Port Trustees and by a large majority of the Municipal Corporation.

Passing of Act.

4. A Bill to give effect to the proposal was introduced into the Legislative Council on 29th January, and was before the Council until 2nd April when, after undergoing considerable alteration in points of detail, it was read a third time and passed.

5. The assent of the Governor-General of India thereto was published on 30th August 1898, and subsequently by notification, the 9th November 1898 was fixed as the date from which the term of office of the first nominated and elected Trustees should commence.

Constitution of Board.

6. By a further notification, dated 4th November 1898, the returns showing the results of the elections were published and the Chairman and nominated Trustees were appointed. The Board as thus fully constituted consisted of—

Chairman.

Mr. W. C. Hughes, M. Inst. C.E.

Ex-Officio Trustees.

The General Officer Commanding Bombay District.
The Collector of Land Revenue, Customs and Opium, Bomba
The Municipal Commissioner for the City of Bombay.

Elected Trustees.

By the Corporation—

The Hon'ble Mr. Bhalchandra Krishna Bhatawadekar.
Mr. Dinsha Edalji Wacha.
Mr. Ibrahim Rahimtoola.
Mr. Accacio G. Viegas.

By the Chamber of Commerce—

The Hon'ble Mr. R. H. Macaulay.

By the Bombay Port Trust—

The Hon'ble Mr. C. T. Burke, M. INST. C.E.

By the Millowners' Association—

Mr. Sassoon J. David.

Nominated Trustees.

Mr. G. A. Anderson.
Mr. T. Blaney, C.I.E.
Mr. P. B. Savile.

7. Owing to the absence of the Chairman on leave the first meeting of the Board was not held until the 24th November 1898.

Preliminary steps.

8. In the meantime on the passing of the Act, to save loss of time, Mr. P. Reynolds, M. INST. C.E., Superintending Engineer, P. W. D., was placed on special duty under the orders of Government with effect from 9th April 1898 to carry on surveys and prepare projects for the consideration of the Board when constituted. A programme of the work to be undertaken by Mr. Reynolds was drawn up by the Chairman of the Port Trust (the Hon'ble Mr. Hughes) and the Municipal Commissioner (Mr. Snow), in consultation with Mr. Reynolds and the Health Officer, and approved by Government.

Programme of work.

9. The programme as thus approved comprised :—

*(1) { The Cooperage Plot. / „ Wellington Lines do. / „ Wodehouse Road do.
(2) The Marine Lines Estate.
(3) The Agripada Estate.

(1) The laying out of certain of the properties vesting in the Trust with a view to develop to the fullest extent and as rapidly as possible their revenue-producing powers.

(2) The preparation of a preliminary project for reclamation at Colaba with a view to its being carried out in sections, that being the next important item in the resources of the Board.

(3) Surveys, etc., for providing better housing for the working classes, that being a matter of great urgency, second only in importance to the measures to be taken to develop the revenue resources.

(4) The preparation of one large improvement scheme (Nagpada) and of street schemes for new thoroughfares leading direct from Back Bay to the Docks and from Queen's Road to the Market, and of a further street scheme for the district extending from Chaupati to the Gowalia Tank Road.

It was considered that the right policy was to postpone for a time the determination of petty projects in various quarters and concentrate attention on one or two improvements of imperative importance and of some magnitude. The Gowalia Tank scheme was recommended as opening out a new building area and being likely to bring early profit to the resources of the Trust.

(5) Lastly, the programme contemplated that Police accommodation schemes should be taken up *pari passu* with, and virtually as parts of, other schemes involving displacement of and re-allocation of large bodies of the population.

10. That this comprehensive programme was not carried out completely is not to be wondered at, but in the time at his disposal Mr. Reynolds made a very complete investigation of certain projects, and, thereby, on the constitution of the Board, the Trustees were enabled to at once proceed to notify certain schemes and take active steps in furtherance of others.

Proceedings of Board. Schemes approved.

11. Shortly after the first Meeting of the Board an official representation under section 23 of the Act was received from the Municipal Commissioner, bringing to notice the insanitary condition of the 1st Nagpada district, inhabited chiefly by the labouring classes, which has suffered severely from plague* and is in such a condition that no permanent improvement is possible without the re-arrangement and reconstruction of the whole quarter. Such a scheme formed part of the programme above referred to and at their second Meeting held on 20th December 1898 it and three Street Schemes were approved and ordered to be notified as follows :—

Scheme No. 1.—The 1st Nagpada Improvement Scheme for dealing with the insanitary portion of the area lying between Bellasis Junction and Parel Road south of Shepherd Road in Municipal Ward E, containing a population of 11,133 chiefly of the labouring classes. The scheme comprised the construction on certain vacant land within the area and elsewhere of new sanitary dwellings for the poorer and working classes, the purchase of nearly the whole of the property comprised in the area (omitting the Police Lines and Jewish Synagogue) the formation of wide new streets opening up the area, and, ultimately, the entire reconstruction and re-arrangement of the houses within the area on principles giving a sufficiency of light and air to every street, every house and every room.

Scheme No. 2.—For forming a new line of street running from the Queen's Road, south of the Hindu cremation ground, to the foot of the Carnac Bridge and of four cross streets, for remedying the defective ventilation of the area lying between the Esplanade Cross Road and New Hanuman Lane in Municipal Ward C. The scheme comprised the formation of, in all, 6,172 feet of new streets, 40 feet in width, running for the most part through back lanes and alleys, and the acquisition in connection therewith, with a view to their reconstruction, of extensive areas of badly built, overcrowded and insanitary properties lying on both sides of the line of roads.

Scheme No. 3.—For forming a new line of street running straight across the island from Back Bay to the Docks starting from the Queen's Road at Chaupati and ending at the Elphinstone Bridge on the G. I. P. Railway. The line traverses parts of Municipal Wards B, C and D. The length is 9,100 feet and width of street proposed is 80 feet. The purpose of the scheme is to remedy the defective ventilation of the parts of the City traversed by it and to increase the existing means of communication and facilities for traffic. It comprises the acquisition of extensive areas of properties on both sides of the line of new street with a view to their reconstruction with a sufficiency of air space and on sanitary principles.

* The death-rate in the area varied from 43·74 to 31·16 in the fifteen years before the plague : in 1896-it was 40·42 : in 1897, 59·10 and in 1898, 61·61.

Scheme No. 4.—For the formation of lines of street opening up the area lying between Chaupati and the Gowalia Tank Road in Municipal Ward D and the acquisition in connection therewith of the areas abutting on such streets, the purpose of the scheme being to provide building sites for the expansion of the City and of creating new and increasing existing means of communication.

12. The aggregate cost of these four schemes is estimated at Rs. 182 lakhs, *viz.* :—

	Rs.
For works	6,66,000
„ property	1,65,34,000
„ housing the poorer and working classes	10,00,000
Rs.	1,82,00,000

Taking the value of the surplus lands at their estimated cost price and neglecting any increase due to improvement, the recoupment is estimated at 115 lakhs and the net liability Rs. 67 lakhs.

13. A map is attached showing the location of the several schemes.

Representation by the Corporation.

14. The schemes were duly notified as required by the Act and a copy of the notification was communicated to the President of the Municipal Corporation. A reply was received forwarding a representation communicating the approval of the Corporation to Schemes 1, 3 and 4 so far as the lines of streets and areas proposed to be acquired are concerned, and approving also of Scheme 2 with the following modifications :—

(1) That the width of the principal street in this scheme which is laid down at 40 feet should be increased to 60 feet.

(2) That the street at the Queen's Road end be diverted so as to make it unnecessary to acquire any portion of the Hormusjee Wadia Fire Temple or compound.

(3) That in its eastward direction the street after reaching Sheik Memon Street should be continued straight into Mandvi instead of deflecting to the south to meet Esplanade Cross Road at the foot of Carnac Bridge.

Service of notices.

15. In compliance with the provisions of the Act notices were served on the owners* of the property proposed to be acquired in each case. The number of notices served was as follows :—

In connection with Scheme No.	1	152
„ „ „ „	2	367
„ „ „ „	3	632
„ „ „ „	4	89
	Total	... 1,240

* *i.e.*, the person whose name appears in the Commissioner's Assessment Book as primarily liable for the payment of the property taxes leviable under the Municipal Act, on any land or building proposed to be acquired by the Board in executing the scheme.

16. The replies received are voluminous and require careful consideration in each case. At the end of the year this process had been completed in the case of Scheme No. 1, and the Board, as required by the Act, proceeded to modify the scheme with a view to its submission to Government for sanction.

Revision of Scheme No. I.

17. The revision comprised the exclusion of certain properties originally proposed to be acquired and a slight alteration in the proposals as regards new streets. As thus modified, the scheme has the merit of entirely avoiding interference with religious institutions. Neither synagogue, temple, mosque nor burial-ground is

interfered with ; and not only is this so, but several of the properties of this character lying within the area will be vastly improved by being given frontages on wide roads instead of being shut away in narrow gullies and lanes.

18. The modified scheme provides for the acquisition of 168 separately assessed properties. The majority of the houses are unfit for human habitation, and the reconstruction and re-arrangement of the whole area is necessary. The scheme itself comprises the acquisition of the property, the formation of certain new streets, and the construction of dwellings for the poorer and working classes who will be displaced in the execution of the scheme. The cost is estimated at :—

	Rs.
Acquisition of property...	20,35,888
New streets	73,168
Housing poorer and working classes	5,00,000
Rs.	26,09,056

Housing poorer Classes.

19. It is estimated that in all 2,600 persons will be displaced, and in the first instance it is proposed to erect buildings for their accommodation. These are to be provided, as contemplated in the original scheme, partly on vacant land within the area and partly on land vesting in the Trust on the Agripada Estate in the same neighbourhood.

The erection of these dwellings is a necessary preliminary to the execution of the scheme, and separate sanction is to be applied for to this part of the project.

General plan for reconstructing area.

20. It is further necessary to be prepared with a general plan showing the re-arrangement of the area, the general lines of which will be followed in re-selling or letting the lands acquired for the purposes of the scheme. With this in view a plan has been prepared on the principle of restricting the density of the population to 500 persons per acre, restricting the height of chawls or houses to a ground and two upper floors, allowing each adult a superficial area within the house of 40 square feet, and arranging the buildings in every case in such a way as to provide ample air space. Wherever possible the buildings have been arranged to form the sides of a quadrangle with an interior courtyard. In such cases openings are left to provide amply for through ventilation. The courtyards are to be paved and well drained.

21. A copy of the plan referred to is attached (No. 159) : by comparison with the plan showing the present arrangement of the buildings within the area No. 158 (also attached), it affords a striking illustration of the improvement contemplated and of the great extent of air space necessary, in the case of chawls, to restrict the density of the population to even a moderate standard.

Plan for housing poorer and working classes, Agripada.

22. The same principles have been followed in the design for laying out the part of the Agripada Estate on which dwellings for the poorer and working classes are to be erected. A copy of the plan is attached, No. 164. It provides in all for 13,500 people. Plots III (*d*) and IV (*c*), accommodating 1,806 persons, are to be built over in connection with the Nagpada scheme. This plan also exemplifies the large proportion of open spaces required to prevent an area from being overcrowded even with ranges of chawls of only two storeys (ground and two upper floors).

23. The revision of the other three schemes is in progress.

Development of Board's resources.

24. Simultaneously with the proceedings in the matter of these schemes, which are of such vast importance to the native city, the Trustees have had under consideration the question of the measures to be taken for the earliest possible development of the resources of the Board. No scheme of reclamation either at Colaba or Walkeshwar has yet been before them, but attention has been given to laying out certain of the vacant lands vested in the Board with a view to their being let on lease for building purposes.

Chaupati Estate.

25. The work of laying out the Chaupati Estate was in progress under Government at the time of the constitution of the Board and has since been completed, the Board being liable, as provided in the Act, for the repayment of the expenditure. For the present the Board have decided to take no steps in reference to this property, as it is affected by Scheme No. 4 above referred to.

Wellington Lines, Marine Lines, Crescent Site, Agripada Estate.

26. The Board had before them proposals for laying out the Wellington Lines Plot, the Crescent Site and portions of the Marine Lines and Agripada Estates. In connection therewith very careful consideration was given to the demand for open spaces for recreation, to the general design as modified from time to time by Government for laying out the Esplanade, and the recommendations of the influential committee which reported, in 1887, on the extension of Bombay.

27. The conclusions arrived at by the Board have been published and need not be further noticed. They involve a minimum amount of interference with existing open spaces, provide for an increase in the area available for games, and at the same time secure to the Board the material assistance the properties were intended to afford in financing the costly improvement and other schemes to be undertaken in the native town.

28. Building sites, it may be noticed, are in very active demand, and the area being limited it is anticipated the whole of the available sites will be very shortly taken up. The revenues realised will prove the great value of the concessions made by Government and the Legislature to enable the Trust to carry out its task.

Accounts.

29. Under the provisions of section 86 of the Act a Budget Estimate of the income and expenditure of the Board for the period from the 9th November 1898 to the 31st March 1899 was prepared and sanctioned by Government.

30. The accounts have been duly audited and passed by the Government auditors.

General account.

31. The General Account prescribed by sections 76 to 78 of the Act exhibits a net credit balance at the end of the year of Rs. 1,80,067, as under :—

		Actuals.	Budget Estimate.
Revenue	Rs.	1,87,255	1,84,109
Expenditure	„	7,188	7,407
Balance ...	Rs.	1,80,067	1,76,702

This balance, under section 79 (*1*) of the Act, is available to meet current Capital expenditure, and a sum of Rs. 41,948 was accordingly appropriated to pay for the cost of management and incidental expenses, which, under the provisions of section 75 (*1*), is chargeable to Capital, leaving a net credit balance of Rs. 1,38,119, which is available to meet Capital expenditure during 1899-1900.

32. The Revenue Receipts include a sum of Rs. 1,63,417 paid to the Board under section 74, being the value of sites Nos. 17 and 18 on the Hornby Road Plot leased by Government to the Chartered Bank of India, Australia and China, prior to the constitution of the Trust.

Details of the remaining items of Revenue will be found at page 12, and call for no special remarks.

33. The Revenue expenditure consists for the most part of the cost of labour and petty establishment required for the upkeep of the lands vested in the Board and the collection of rents and other proceeds of land.

34. The Capital debt due by the Board is shown as Rs. 91,01,551, and represents the book value of the several properties vesting in the Trust as given in schedules C and D of the Act. Capital Account.

The details are shown at page 11.

It should be observed that, although in accordance with the Act the Scheduled value of the properties vested in the Board under the Act is shown as Capital debt, the only liability which attaches to the Board is the interest on the amount of such debt, and such interest begins to accrue only from 1st April 1908. In certain instances the Board are liable for the repayment of the capital value of certain portions of the properties reserved as open spaces, but this liability cannot accrue for 10 years and accrues thereafter only when the accounts show a net credit balance after repaying the Municipal contribution made during the year.

No loan was raised during the year.

35. The cost of management and incidental expenses, amounting to Rs. 41,948, which, under section 75 (*I*), is chargeable to Capital, was met, as already stated, from the balance at credit of the General Account. The details of this expenditure are given at page 13.

36. It will be seen that the whole of the expenditure incurred by the Trust was met from the resources placed at its disposal by Government, and that a balance of Rs. 1,38,119 was carried forward. This, it is expected, will be sufficient to cover the entire expenses of management during the year 1899-1900, so that the whole of the preliminary expenses incurred by the Board during the necessarily prolonged period of the inception of schemes will have been met in this way.

Staff.

37. The Board as a temporary arrangement obtained from the Port Trustees the loan of the services of Mr. W. N. Shilstone to fill the post of Secretary and Chief Accountant.

38. The following appointments were made to the Engineering staff:—Mr. P. Reynolds, M. Inst. C.E., to be Engineer, and Rao Bahadur Himatlal Dhirajram to be Deputy Engineer.

W. C. HUGHES,
Chairman.

BOMBAY, 16*th June* 1899.

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1899.

Liabilities.	Rs. a. p.	Rs. a. p.	Assets.	Rs. a. p.	Rs. a. p.
Capital Account.			*Capital Account.*		
Debt due to the Secretary of State for India, as per Schedule C of Act IV of 1898. (*See* Appendix **A**)	72,60,992 0 0		Value of properties specified under Schedules C and D of Act IV of 1898	.....	91,01,551 0 0
„ due to the Municipal Corporation, Bombay, as per Schedule D of Act IV of 1898. (*See* Appendix **A**) ...	18,40,559 0 0	91,01,551 0 0	Cost of Management, including Salaries, Allowances and all incidental expenses as per Section 75 (1) of the Act. (*See* Appendix **C**)	.....	41,948 4 8
Appropriated from General Account under Section 79 (*1*) of the Act	.....	41,948 4 8	Total Capital Account... ...	.....	(*d*) 91,43,499 4 8
Total Capital Account... ...	.....	(*a*) 91,43,499 4 8	*General Account.*		
General Account.			Charges for Maintenance, &c., as per Section 77 (*1*) of the Act. (*See* Appendix **D**)	5,886 15 3	
Receipts from Ground Rents, Rent of Buildings, Leaseholds, &c., under Section 76 of the Act. (*See* Appendix **B**) ...	.....	1,87,251 13 5	Municipal Rates and Taxes	1,350 14 2	
Total General Account... ...	.....	(*b*) 1,87,254 13 5	Appropriated to Capital under Section 79 (*1*)	41,948 4 8	
Deposit and Advances.					(*e*) 49,186 2 1
Deposits from Landholders for rents, &c.	1,493 9 9		Balance... ...	.....	1,38,118 11 4
Advances from Trustees, Hindoo Burning Ground, for Foot-path.	90 11 2		Total General Account... ...	.....	1,87,254 13 5
		(*c*) 1,584 4 11	*Deposit and Advances.*		
			Refund to Landholders	213 0 0	
			Cost of maintenance, Hindoo Burning Ground Foot-path ...	39 0 6	(*f*) 253 0 6
			Balance... ...	.....	1,332 4 5
					1,584 4 11
			Total (*d, e and f*) ...	.....	91,92,887 7 3
			Balances in Bank and in hand :—		
			General Account ... ... Cr.	1,38,118 11 4	
			Deposit and Advances ... ... „	1,332 4 5	
					(*g*) *1,39,450 15 9
GRAND TOTAL (*a, b* and *c*)... ...	.....	93,32,338 7 0	GRAND TOTAL (*d, e, f* and *g*)... ...	.....	93,32,338 7 0

**Specification of Balances in Bank and in hand :—*

National Bank of India (Ld.)	1,39,156 6 7
Add—Cash in hand	294 9 2
	1,39,450 15 9

Examined and found correct. We have also checked the cash balance and find it as stated.

ARTHUR G. CHUCKERBUTTY,
Offg. Accountant-General.
W. BLAKEMAN,
Chief Superintendent.
} *Auditors.*

BOMBAY, *7th June* 1899.

SECRETARY'S OFFICE,
BOMBAY, *15th May* 1899.

W. C. HUGHES,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

Appendix A.

CAPITAL ACCOUNT.

Properties.	Valuation as per Schedules C and D of Act IV of 1898.	
	Rs. a. p.	Rs. a. p.
Schedule C of Act.		
Debt due to the Secretary of State for India.		
The Flats	.....	
„ Kennedy Sea Face	.....	
„ Cooperage Plot	.....	
„ Secretariat Plot	.....	
„ Marine Lines Estate	12,21,630 0 0	
„ Wellington Lines Plot	4,23,940 0 0	
„ Wodehouse Road Plot	5,56,250 0 0	
„ Cotton Green Plot	1,31,050 0 0	
„ Saluting Battery Plot	2,80,000 0 0	
„ Crescent Site	7,98,925 0 0	
„ Plot south of Old Town Barracks	64,980 0 0	
„ Hornby Road Plot	14,21,020 0 0	
„ Plot south of the Crawford Market	1,91,380 0 0	
„ Dispensary Plot	33,840 0 0	
„ Plot north of the Municipal Office	1,98,000 0 0	
„ Chaupati Estate	8,96,230 0 0	
„ Police Lines Plot, Dadar	52,340 0 0	
„ Parel Estate	9,91,407 0 0	
		72,60,992 0 0
Schedule D of Act.		
Debt due to the Municipal Corporation, Bombay.		
The Connaught Road Estate	1,93,074 0 0	
„ Agripada Estate	12,98,137 0 0	
„ Lands at Matunga	3,49,348 0 0	
		18,40,559 0 0
Total Debt ...	.....	91,01,551 0 0

Examined and found correct.
ARTHUR G. CHUCKERBUTTY,
Offg. Accountant-General.
W. BLAKEMAN,
Chief Superintendent.
} *Auditors.*

BOMBAY, *7th June* 1899.

W. C. HUGHES,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

SECRETARY'S OFFICE, BOMBAY, *15th May* 1899.

Appendix B.

GENERAL ACCOUNT.

Statement of Revenue.	Budget Estimate.	Actual Receipts.
	Rs.	Rs. a. p.
Schedule C.		
The Flats	4,407	4,312 10 5
„ Kennedy Sea Face	.....	88 10 5
„ Cooperage Plot	55	25 10 8
„ Secretariat Plot	.....	.....
„ Marine Lines Estate	1,900	1,142 2 4
„ Wellington Lines Plot	2,920	2,563 8 9
„ Wodehouse Road Plot	75	302 0 5
„ Cotton Green Plot	4,330	8,440 13 7
„ Saluting Battery Plot	345	345 6 7
„ Crescent Site	385	468 15 3
„ Plot south of Old Town Barracks	.....	6 7 3
„ Hornby Road Plot	1,67,497	1,67,310 3 0
„ Plot south of Crawford Market	50	35 1 10
„ Dispensary Plot	.....	.....
„ Plot north of Municipal Office	950	960 12 11
„ Chaupati Estate	970	764 2 6
„ Police Lines Plot, Dadar	.....	.....
„ Parel Estate	.....	238 3 6
Schedule D.		
The Connaught Road Estate	.....	.....
„ Agripada Estate	225	225 0 0
„ Lands at Matunga	.....	25 0 0
Total Rs. ...	1,84,109	1,87,254 13 5

Examined and found correct.
ARTHUR G. CHUCKERBUTTY,
Offg. Accountant-General.
W. BLAKEMAN,
Chief Superintendent.
BOMBAY, *7th June* 1899.
} *Auditors.*

W. C. HUGHES,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.
SECRETARY'S OFFICE, BOMBAY, *15th May* 1899.

Appendix C.

CAPITAL ACCOUNT.

General Charges.

Cost of management and all incidental expenses as per Section 75 (1) of the Act.	Budget Estimate.	Actual Expenditure.
	Rs.	Rs. a. p.
Chairman's Salary	8,333	8,333 5 4
Chairman's Allowances (Exchange Compensation & Pension Contribution).	1,462	1,472 6 3
Trustees' Fees	3,060	2,460 0 0
Secretary's Establishment	4,710	4,509 10 5
Engineer's Department—		
Scheduled Staff	14,350	13,631 15 6
General Surveys	810	895 10 7
Matunga Surveys	850	540 15 0
Survey Instruments	430	297 8 2
Models and Contingencies	545	556 0 9
Law Expenses	1,000	1,044 4 0
Secretary's Office Contingencies	150	121 9 2
Furniture	5,300	4,157 4 3
Books, Stationery and Printing	1,200	*2,071 9 0
Rent of Administrative Offices	2,100	2,100 0 0
Clothing to Peons	300	256 2 3
Total Rs.	44,600	41,948 4 8

* *Books* 486 7 6
* *Stationery* 525 4 6
* *Printing* 1,059 13 0
Rs. ... 2,071 9 0

Examined and found correct.
ARTHUR G. CHUCKERBUTTY,
Offg. Accountant-General.
W. BLAKEMAN,
Chief Superintendent.
Auditors.

W. C. HUGHES,
Chairman,
W. N. SHILSTONE,
Secretary and Chief Accountant.

BOMBAY, *7th June* 1899.

SECRETARY'S OFFICE, BOMBAY, *15th May* 1899.

Appendix D.

GENERAL ACCOUNT.

Statement of Expenditure.	Maintenance.		Petty Establishment.		Peon's Clothing.		Materials, &c.		Total.	
	Budget Estimate.	Actual Expenditure.	Budget Estimate.	Actual Expenditure.	Budget Estimate.	Actual Expenditure.	Budget Estimate.	Actual Expenditure.	Budget Estimate.	Actual Expenditure.
Schedule C.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
The Flats	69 0 0	9 15 0	42 0 0	46 5 8	40 0 0	21 8 0	.....	.....	151 0 0	77 13 8
„ Kennedy Sea Face	2,170 0 0	1,473 0 7	69 0 0	73 7 10	23 0 0	23 0 0	493 0 0	492 13 0	2,755 0 0	2,062 5 5
„ Cooperage Plot	430 0 0	354 10 3	68 0 0	73 7 9	22 0 0	23 0 0	.....	.....	520 0 0	450 2 9
„ Marine Lines Estate	639 0 0	636 2 2	69 0 0	73 7 10	22 0 0	22 0 0	52 0 0	52 0 0	782 0 0	773 10 0
„ Wellington Lines Plot	247 0 0	287 1 6	70 0 0	73 7 10	23 0 0	23 0 0	18 0 0	18 0 0	358 0 0	401 9 4
„ Wodehouse Road Plot	390 0 0	296 8 2	69 0 0	73 7 10	23 0 0	23 0 0	.....	.....	882 0 0	393 0 0
„ Cotton Green Plot	122 0 0	141 8 11	69 0 0	73 7 10	23 0 0	23 0 0	2 0 0	1 8 0	216 0 0	239 8 9
„ Crescent Site	167 0 0	137 13 2	68 0 0	73 7 9	23 0 0	22 0 0	.....	.....	257 0 0	238 4 11
„ Hornby Road Plot	380 0 0	378 11 4	70 0 0	73 7 10	23 0 0	23 0 0	.....	.....	473 0 0	475 3 2
„ Plot South of Crawford Market ...	50 0 0	10 0 0	68 0 0	73 7 9	23 0 0	23 0 0	.....	.....	140 0 0	105 7 9
„ Plot North of Municipal Office ...	35 0 0	12 3 0	68 0 0	73 7 9	23 0 0	23 0 0	.....	.....	125 0 0	107 10 9
„ Parel Estate	515 0 0	268 6 2	41 0 0	46 5 8	.....	.....	.....	.....	556 0 0	314 11 10
„ Secretariat Plot	.....	.....	.....	.....	.....	.....	21 0 0	21 0 0	21 0 0	21 0 0
Schedule D.										
„ Connaught Road Estate	104 0 0	.....	78 0 0	46 5 8	60 0 0	.....	.....	.....	242 0 0	46 5 8
„ Agripada Estate	103 0 0	22 12 8	79 0 0	46 5 8	60 0 0	20 0 0	.....	.....	242 0 0	89 2 4
„ Lands at Matunga	69 0 0	.....	78 0 0	46 5 8	40 0 0	.....	.....	.....	187 0 0	46 5 8
Total Rs. ...	5,390 0 0	4,018 7 11	1,066 0 0	966 10 4	425 0 0	266 8 0	586 0 0	585 5 0	7,467 0 0	5,836 15 3

Examined and found correct.
ARTHUR G. CHUCKERBUTTY,
Offg. Accountant-General.
W. BLAKEMAN,
Chief Superintendent.
} *Auditors.*

BOMBAY, *7th June* 1899.

W. C. HUGHES,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

SECRETARY'S OFFICE, BOMBAY, *15th May* 1899.

BOMBAY IMPROVEMENT TRUST

FIRST NAGPADA IMPROVEMENT SCHEME
SCHEME NO. 1.

PLAN SHOWING PROPOSALS FOR RECONSTRUCTION AND REARRANGEMENT OF BUILDINGS

SCALE 80 FEET = ONE INCH.

PLAN No. 159

PLAYFORD REYNOLDS M. INST. C.E.
ENGINEER.

BOMBAY IMPROVEMENT TRUST

FIRST NAGPADA IMPROVEMENT

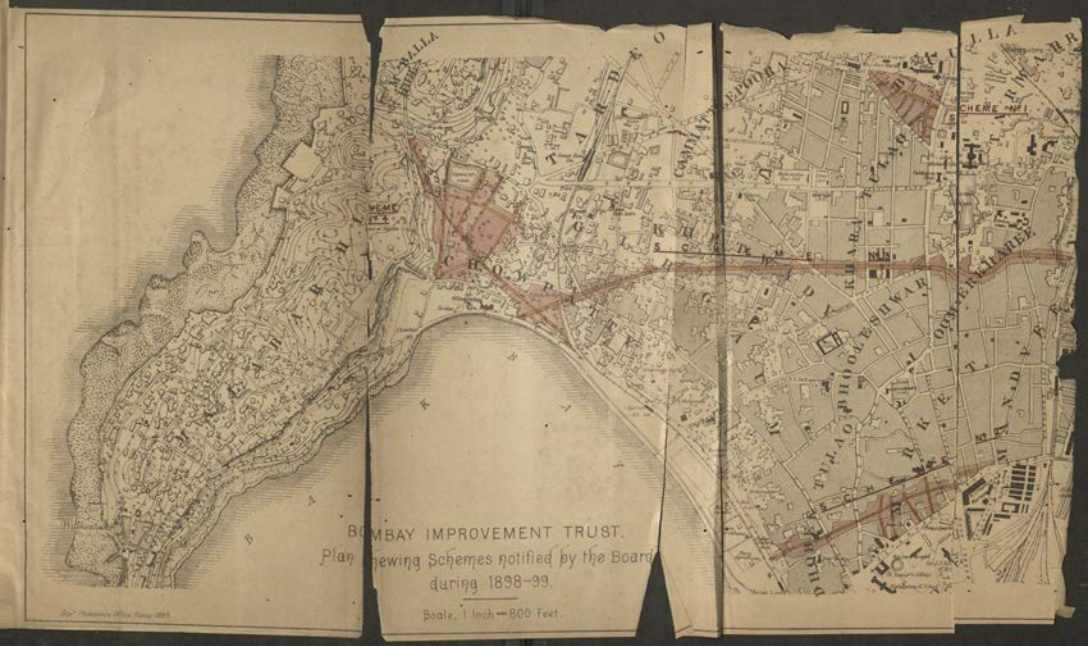
SCHEME NO. 1.

PLAN SHOWING EXISTING ARRANGEMENT OF BUILDINGS

SCALE 1" = 80 FEET.

PLAN № 158

PLAYFORD REYNOLDS, M. INST. C.E.
ENGINEER.

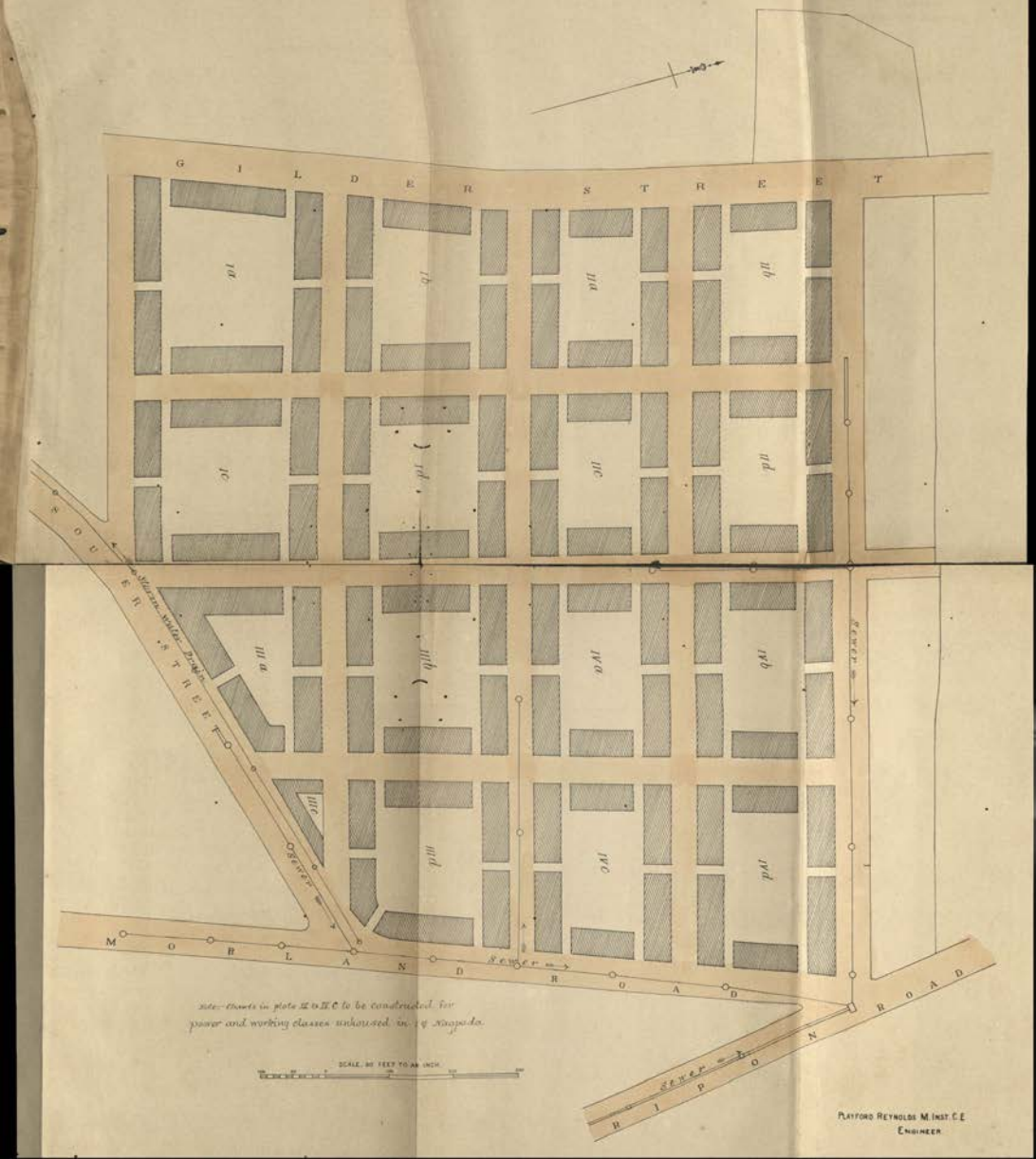

BOMBAY IMPROVEMENT TRUST.
Plan showing Schemes notified by the Board during 1898-99.
Scale, 1 Inch = 800 Feet.

BOMBAY IMPROVEMENT TRUST

PLAN OF PORTION OF THE **AGRIPADA ESTATE** SHOWING PROPOSALS FOR CONSTRUCTING CHAWLS FOR THE POORER AND WORKING CLASSES

SCALE 80 FEET = ONE INCH.

PLAN No. 164


G I L D E R S T R E E T
S O U T H Sewri-Wadala Road S T R E E T
M O B L A N D Sewer Road
Sewer
Sewer
Sewer

Bombay Improvement Trust.

BOARD OF TRUSTEES

at the date of this Report.

1.	The Hon'ble Mr. W. C. HUGHES, M. Inst. C.E. ...	*Chairman.*
2.	Brigadier-General F. VENTRIS, Commanding Bombay District	*Ex-officio Trustees.*
3.	E. GRAY, Esq., I.C.S., Collector of Land Revenue, Customs and Opium	
4.	W. L. HARVEY, Esq., I.C.S., Municipal Commissioner, Bombay	
5.	SIR BHALCHANDRA K. BHATAVADEKAR, KT., L. M.	*Elected by the Corporation.*
6.	DINSHAW EDULJI WACHA, Esq.	
7.	The Hon'ble Mr. IBRAHIM RAHIMTULA ...	
8.	ACCACIO G. VIEGAS, Esq., L. M. & S. ...	
9.	J. M. DICK, Esq. (MESSRS. W. & A. GRAHAM & Co.)	*Elected by the Chamber of Commerce.*
10.	C. T. BURKE, Esq., M. Inst. C.E., (Chairman, Bombay Port Trust.)	*Elected by the Port Trustees.*
11.	SASSOON J. DAVID, Esq. (MESSRS. SASSOON J. DAVID & Co.)	*Elected by the Mill-owners' Association.*
12.	J. WILLCOCKS, Esq., (Acting Secretary to Government, P. W. D., Railways.)	*Nominated by Government.*
13.	T. BLANEY, Esq., C.I.E.	
14.	P. B. SAVILE, Esq. (MESSRS. FORBES, FORBES & Co.)	

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

Bombay Improvement Trust.

Administration Report for the year ending 31st March 1900.

The chief events marking the progress of the operations of the Board during the past twelve months were—the notification of two new street schemes for laying out the northern portion of the island: raising the first loan: the sanction of Government to the first improvement scheme: and the commencement of buildings for the accommodation of the poorer and working classes at Agripada.

The establishment has been continuously engaged with the revision of the schemes notified in the previous year (involving the survey and investigation of numerous alternatives consequent on the representations made in reply to notices) and with the work of the administration of the large properties vested in the Board.

2. The schemes notified up to date are as follow :— List of schemes.

I. Schemes opening out and ventilating congested parts of the Native Town and reconstructing insanitary areas.

Scheme No. I.—The *First Nagpada Improvement Scheme* E. Ward.

Scheme No. II.—Street scheme from *Queen's Road to the Carnac Bridge* for Chakla, Market and Dhobi Talao Sections of Ward C.

Scheme No. III.—Street scheme from *Queen's Road to Elphinstone Bridge* for Wards B, C & D.

II. Schemes designed to provide fresh space for building to relieve overcrowding in congested parts.

Scheme No. IV.—The *Gowalia Tank Street Scheme*, Ward D.

Scheme No. V.—The *Dadar-Matunga Street Scheme*, Sion and Mahim Sections of Wards F and G.

Scheme No. VI.—The *Matunga-Sion Street Scheme*, Sion Section of Ward F.

3. The execution of the schemes of the first of these two classes necessarily involves the displacement of a considerable population. The poorer and working classes so displaced will be accommodated in dwellings to be erected by the Board as far as possible in the same vicinity; others will be provided for in the areas to be dealt with by the schemes included in the second of the two classes. The purpose of these latter schemes is to provide space for the expansion of the City and to encourage and largely develop the migration of the population to the suburbs which is already in progress on a considerable scale. The overcrowding which is so great an evil in a large part of the city will it is hoped thereby be materially lessened. Schemes for congested areas. Schemes for the expansion of the City.

Revision of Building Regulations.

4. An important aid to this result is the enforcement of more stringent regulations relating to the height of buildings in streets and the minimum amount of air space to be provided in connection with dwelling houses. The present regulations are in these respects unquestionably defective. The matter lies at the root of the evil of overcrowding, and the Board have made a representation to the Corporation and Government urging the necessity for bringing the regulations as applied alike to buildings to be erected, re-erected or materially altered, into line with the most recent examples of the requirements of recognised sanitary principles. Government have replied suggesting the appointment of a Joint Committee to consider the question. The matter is still before the Corporation.

Synopsis of finances of schemes in the aggregate.

5. Together the six schemes deal with a total area of nearly 6½ million square yards (1,340 acres or a little more than 2 square miles), of which nearly 6 million square yards has to be acquired and reconstructed or filled in and reclaimed and laid out with wide roads on a systematic plan. The entire cost is estimated at about Rs. 3¼ crores and the proposals embrace the construction of in all nearly 30 miles of new streets, and the provision of two parks or recreation grounds 48 and 32 acres in area, respectively. It is estimated that after improvement, deducting for roads and parks, there will remain at the disposal of the Board for re-sale or lease for building purposes a net area of 4¾ million square yards of land, the average cost of which, including the improvements, will not have exceeded Rs. 6¾ per square yard.

Statistics of expansion of the City in past.

6. This general statement affords the promise of financial success in the operations as a whole, and with a return of normal conditions as regards the seasons, if not as regards public health, which may confidently be hoped for, it does not appear that this promise should be very long in fulfilment though progress must necessarily be gradual and extend over some years. That this is not a too sanguine view is shown by the statistics of building extension in the past. In the 10 years ending 1897 it is estimated that there was an extension of building within the City covering an area of nearly 3 million square yards (including 874,000 square yards occupied by factories). The tendency to migrate to the suburbs already alluded to which has been so largely developed by the plague epidemics, the operations contemplated by the Board for dealing with insanitary overcrowded areas and the enforcement of regulations restricting the height of buildings and the provision of ample air spaces in connection therewith, will, together, tend to a still larger occupation of fresh areas, and the provision made by the projects of the Board already formulated appears by no means excessive.

7. An index map in four sheets numbered I to IV showing the location of the several schemes is attached.

Progress with schemes during year.

8. A description of each of the first four schemes was given in the last administration report, and it is only necessary to briefly refer to the progress made with each during the year.

Scheme No. 1

9. *Scheme No. I.—The First Nagpada Improvement Scheme.*—The revision of this scheme was completed in April 1899, and full particulars, including those

relating to the proposals for re-constructing the area, were given in the report of last year. The project was submitted to Government in two sections. The first submitted on 23rd May 1899 comprised the plans and estimates for the dwellings for 2,600 of the poorer and working classes to be displaced by the execution of this scheme. The estimate amounted to Rs. 5,43,000 and provided for 17 ranges of chawls, 5 to be erected within the area comprised in the scheme and 12 on the Trustees' Estate at Agripada. The second submitted on 18th July 1899 comprised the complete scheme estimated to cost Rs. 26,52,797 (including Rs. 5,43,100 for chawls). The sanction of Government to the plans and estimates for the chawls was received on 2nd September and to the scheme as a whole on the 6th September 1899.

Proposal to acquire properties by agreement.

10. On receipt of sanction the Board issued notices to owners declaring that there was no intention of disturbing any of the occupants of houses in the areas until the new buildings in First Nagpada and Agripada to be erected by them were ready, and inviting owners to treat for the sale of their properties by private agreement.

Revision of plans of chawls.

11. In the meantime the plans and estimates for the chawls were thoroughly revised by the Engineer with reference to the criticisms they had undergone when before Government and while awaiting sanction and were considered by a Special Committee of the Board. The general design was adhered to, but the details were more fully elaborated and modifications were introduced into the arrangement in block plan and by adopting ordinary brick walls instead of the concrete partitions originally proposed from motives of economy. The height of the top storey was increased and verandahs added so as to make all three floors exactly similar. The revised estimate for the six ranges to be erected at Agripada affording accommodation for 1,700 adults and 19 rooms for shops, amounts to Rs. 2,51,125 or within the sanctioned amount (Rs. 2,61,313). A proposal by the Engineer to use Australian wood (*Karri*) in one of the blocks as an experiment was also approved. This will effect a further economy.

Foundation-stone ceremony.

12. The foundation-stone of the first block of dwellings was laid at Agripada on the 9th November 1899 by H. E. the Governor (Lord Sandhurst, G.C.I.E., G.C.S.I.) in the presence of His Excellency the Viceroy and a large assembly of leading citizens. H. E. Lord Sandhurst on the occasion read a gracious message from H. R. H. the Prince of Wales, expressing His Royal Highness' best wishes for the success of the first scheme of the Bombay Improvement Trust, and "hopes that a suffering population may realise its benefits." A message was also read from the Earl of Elgin, K.G., wishing success to the work so auspiciously inaugurated. H. E. the Viceroy in the course of a speech referred to the assistance extended by the Government of India to the Trust by the surrender of large areas of valuable property for the contemplated improvements and the invaluable support of the credit of Government to the loans.

Progress with chawls.

13. The work of constructing the chawls is in progress departmentally. At the close of the year fairly satisfactory progress had been made with four of the blocks at Agripada.

Acquisition of properties under the Act.

14. In the case of the largest property to be acquired in First Nagpada, the negotiations for purchase were practically concluded at the close of the year. In the other cases the attempts to acquire the properties within the area of the scheme by agreement not having proved successful, Government, at the instance of the Board, notified the properties for acquisition under the Act, and by a resolution, dated 7th March 1900, directed the Collector to take order under the Land Acquisition Act in respect thereof. The further progress with the scheme now awaits the proceedings of the Collector.

Air analysis.

15. In connection with the First Nagpada Improvement Scheme, the Board considered it of great importance to obtain actual data of the extent of the air pollution by a bacteriological and chemical examination of the atmospheric and ground air in the district as it now exists. Major W. B. Bannerman, M.D., I.M.S., Superintendent of the Plague Research Laboratory, kindly undertook the necessary investigation, and has furnished the following short summary of the results obtained to date from the examination of the ground air :—

The estimation of the amount of carbonic acid (CO_2) in the ground air has been found to be a convenient method of ascertaining the amount of putrefaction going on in the soil of any locality ; the more carbonic acid present in the ground air of any place, the more polluted such soil must be. The following table shows the amount of pollution existing in the soil of First Nagpada, as estimated in this way, and a sufficiently shocking state of affairs is here revealed. The result obtained under the stone and cement floor may be regarded as the normal for Indian soils of a healthy character.

Up to the present date, 133 examinations have been made in 5 localities in or near Pirkhan Lane ; 3 of these are rooms, 1 a verandah close to the street, and 1 in the open street.

Summary of Examinations.

Nature of Surface.	Number of Examinations.	Depth from Surface from which air was drawn.	Average result in Parts per 10,000.
1. Stone floor, cement joints ...	42	3 feet	30
2. Cow-dunged floor ...	10	3 „	74
3. Stone floor, open joints ...	55	3 „	90
4. Verandah, cow-dunged ...	24	3 „	590
5. Open-street, unpaved ...	2	2 „	900

These results, though not scientifically accurate—as time has not yet permitted of the necessary corrections being made for temperature and pressure—are yet sufficiently so to reveal the conditions to be aimed at in the construction of floors necessary to prevent the contamination of the earth below. They also reveal to us the highly contaminated state of the soil at Nagpada, which, however, is evident enough without scientific demonstration to any one visiting the place. The following deductions may be drawn from the figures given above :—

1. As regards contamination of the soil, the best floor—of those examined—is the stone floor with cement pointing.
2. The soil under a cow-dunged floor has more than twice the amount of impurity found in the above.
3. A stone floor with porous joints gives about three times the amount of impurity of one with joints closed with cement.

4. The amount of contamination of the soil of the street is ten times that of the average of the rooms, the verandah occupying a position midway between.

The experiments are being continued day by day, so as to observe the variations in the amount of carbonic acid, as the weather changes; and tables and charts showing these are being prepared for submission along with the complete report.

The method employed is that of Pettenkofer of Munich, and a full account of the apparatus used will be given on a future occasion.

The examinations have been carried out by Dr. J. Taylor, attached to the Plague Research Laboratory, Parel.

An examination of the bacteria in the air and soil has not yet been made owing to great press of work at the laboratory.

16. *Scheme No. II.—Street Scheme for Chakla, Market and Dhobi Talao Sections of Ward C*, which provides for a new line of street from the Queen's Road, north of the Marine Lines station, to the foot of Carnac Bridge and four cross streets traversing the area lying between the Esplanade Cross Road and New Hanuman Lane.—The revision of this project consequent on the representation made by the Corporation and the replies to notices served on owners, engaged the attention of the Improvements Committee on several occasions during the year. Under their directions four alternative schemes were investigated and they held two meetings on the ground and inspected the whole area extending from the Queen's Road to the G. I. P. Railway and including Mandvi Koliwada. The areas dealt with are deplorably in need of improvement and will benefit enormously by being opened out to the western breeze and re-constructed as proposed. The conclusions the Committee have arrived at in a report formulated at the end of the year remain to be considered by the Board. Scheme No. II.

17. *Scheme No. III.—Street Scheme from the Queen's Road at Chaupati to Elphinstone Bridge for Wards B, C and D.*—This project, which is perhaps the most important of those notified by reason of its central position and the wide extent of the area it will benefit, has been the subject of entire resurvey and reconsideration. The Improvements Committee held two meetings on the ground to consider the objections raised to the original alignment and the possibility of altering the line to avoid the most serious of the difficulties encountered. The matter is still under their consideration, and pending a decision discussion of the nature of the alternatives must necessarily be deferred. Scheme No. III.

18. *Scheme No. IV.—The Gowalia Tank Scheme, Ward D.*—The revision of this scheme was undertaken while the enquiries consequent on the dissents and representations in respect of schemes Nos. II and III were being made. It will provide sites for the erection of houses for the better classes displaced by scheme No. III, and its execution is desirable as a prelude to that scheme. The project, moreover, affords the promise of being a source of profit, and will thereby strengthen the resources of the Board. In this instance also the revision of the scheme involved the investigation of a number of alternatives: in all four alternative plans for carrying out the scheme were worked out in detail and considered. As finally revised and submitted to Government for sanction in December 1899, the project is estimated to cost Rs. 21,04,685, which includes provision for filling in the Gowalia Tank. In all 10,623 feet of Scheme No. IV.

new streets are to be made, the width of the two most important being 60 feet and the others 40 feet. The main road traverses the whole area from the level crossing at Churney Road to the junction of Gibbs and Pedder Roads with the Gowalia Tank Road, and will form the main route from the Fort and south to Breach Candy, Cumballa Hill, and the western portion of Walkeshwar. The area traversed by this and the other roads, which is to be acquired and laid out for building purposes, is very considerable. It is now mostly vacant, and is shut in by trees and cultivation, and is only accessible by privately owned passages.

Proposals for dealing with religious and charitable properties.

19. In revising this scheme very careful consideration was given to objections raised to the acquisition of properties on the grounds that such properties are either—

(1) Temples or edifices consecrated to religious uses.

(2) Charitable trust properties or properties devoted to charitable purposes.

The conclusions adopted by the Board were that properties of the *first* of these two classes should be entirely exempt and left to the full enjoyment of the improvements in their surroundings effected by the scheme; and that as regards those of the *second* class, while the interests concerned should receive every possible consideration, the interests of the Board should be safeguarded in case of any of the properties hereafter ceasing to be used for charitable purposes. To give effect to such an arrangement it is proposed to acquire the land on which the several properties are situated at its present market value and relet it, on repayment thereof, on perpetual lease at a nominal ground rent with conditions giving the Board the right to resume, in case of the property at any time ceasing to be used for purely charitable purposes, on payment for the land of its present market value and for the buildings which may then exist thereon, their value to be determined by arbitration or otherwise. Under this arrangement these properties will remain entirely undisturbed so long as they continue to be used for purely charitable purposes, and they too will for the same period have the free enjoyment of the improvement of their surroundings due to the wide roads and laying out of the area.

20. The scheme is still before Government, who have deferred sanction pending the disposal of a representation made by the Parsi Punchayet in regard to certain of their properties affected by the scheme. This representation has been before the Improvements Committee, whose report thereon will shortly be considered by the Board.

Scheme No. V.

21. *Scheme No. V.—The Dadar-Matunga Street Scheme, Sion and Mahim Sections of Wards F and G.*—This scheme, which was notified on 14th September 1899, contemplates laying out for building purposes a large area on the North of the City at present vacant. The tract is traversed from end to end by both the G. I. P. and B. B. & C. I. Railways and there are suburban stations at convenient intervals. It is moreover within easy reach of an extension of the existing tramway system. The area, which is now chiefly rice fields, is to be filled in and laid out with a complete network of roads to be gradually undertaken a little in advance of the demand for building sites. Two extensive parks

or recreation areas are proposed, one of 48 and the other of 32 acres in area. The land being at present purely agricultural can be purchased at a low rate and, when filled in and laid out as intended, will probably command a price considerably in excess of its cost. The project is of the general character referred to in paragraph 3, its purpose being to provide sites for the expansion of the City and thereby relieve congested areas. The approximate cost of the project is Rs. 74,61,400.

Scheme No. VI.

22. *Scheme No. VI.—The Matunga-Sion Street Scheme, Sion Section of Ward F.*—This project, notified on the 10th October 1899, is similar in character to Scheme No. V. and deals with a vacant area to the north of that scheme and east of the G. I. P. Railway which forms its western boundary. There has been a considerable amount of building in the last few years in this area, a number of suburban residences having been erected without any system, which is also the case in the area comprised in Scheme No. V. The area is to be filled in and laid out by a series of east and west parallel roads connected by a main line of road running north and south to join in with the system of roads for Scheme No. V. The cost of the entire scheme is estimated at Rs. 40,98,040.

The re-survey of the Island.

23. In connection with these two last named schemes the Board have undertaken an entire re-survey of the northern portion of the Island. The existing maps are now 30 years old and besides being out of date are on too small a scale to be of service for the purposes of the schemes to be undertaken by the Board. In the first instance application was made to the Surveyor-General of India to arrange for the work, but as he was unable to undertake it, the Board decided on employing Mr. C. E. Tapsell, (until recently on the Survey of India Staff, as Superintendent of the Bombay Forest Survey) for the work. In the first instance, the re-survey is to embrace the area north of a line drawn east and west across the Island a little north of Parel Station (Lat. 19° 0′ 30″). This area measures about 6½ square miles and embraces in all 130 sheets, each including an area of 1,600′ and 880′. The survey is to be plotted on a scale of 40 feet to an inch. The area embraces the whole of the areas included in Schemes V and VI which would in any case have had to be re-surveyed before the schemes can be revised. The survey began on 1st February and has made satisfactory progress. It is proposed to gradually extend it further south as may, from time to time, be found to be necessary to embrace areas, the present maps of which are out of date and defective owing to fresh building, new roads, &c., &c.

Reclamation Schemes.

Walkeshwar Foreshore.

24. Two questions in connection with proposals for reclaiming parts of the foreshore have engaged the attention of the Board during the year. The first relates to the western foreshore and arose in connection with a request from a private owner for permission to reclaim to seaward of a property in the Nepean Sea Road. The Board think it desirable to encourage reclamation in this locality by private enterprise, but considered it necessary to formulate a general scheme and to require that all applications shall be in conformity therewith. The plans for a complete project prepared under the orders of Government in 1892 for reclaiming the foreshore from the Hindu burial ground at Walkeshwar to the Warden Road at the foot of the Gowalia Tank Road (*see* Index Map, Sheet No. III)

were accordingly referred to the Engineer for revision with a view to its being notified, after the sanction of Government has been obtained, that the Board are prepared to receive applications for the right to reclaim on conditions to be laid down. The plan was received from the Engineer just before the close of the year, and will shortly be taken into consideration.

Colaba Foreshore.

25. The second question relates to a scheme for an experimental piece of reclamation on the Colaba foreshore between the foot of the south approach of the Wodehouse Bridge and the Panday Sanitarium (*See* Index Map, Sheet No. IV).

This portion of the foreshore is sheltered from the force of the sea and requires no heavy works to protect the outer face : the depth of filling required is small and the position near the Fort, close to the B. B. & C. I. Railway Terminus and to the Tramway Terminus and with a westerly frontage right on the sea, is excellent. The area is within the district served by the Shone Sewerage System, and the Reclamation would of itself be a great sanitary improvement as there are frequent complaints regarding the smells, &c., from this part of the foreshore.

The project has been surveyed in detail and the cost of the works including roads, &c., is estimated at Rs. 3,96,370 or, with allowance for establishment and supervision, Rs. 4,36,007.

The roads provided for include a road 50 feet wide along the whole length of sea front and six 40-feet cross-roads giving frontages for building sites. It is intended that the buildings to be erected on these cross-roads shall be set 20 feet back from the line of the street so as to give ample space for the free perflation of the sea breeze.

It is proposed to reserve as an open space the area (Coloured green, *see* Index Map, Sheet No. IV) at the south end of the reclamation. It measures 12,372 square yards, or rather more than 2½ acres, and forms a square, one side of which is already built upon, two sides will afford valuable building frontages, and the fourth is open to the sea. This square will be available as a play or recreation ground and should form a great attraction to the locality.

The entire area of the reclamation measures 81,323 square yards (16·8 acres), and the cost per square yard *gross* is thus a little over Rs. 5½ including roads. Deducting for the open space (12,372 square yards) and area occupied by roads (22,011 square yards) the net area available for building will be 46,940 square yards and the cost per square yard *net* will be $\frac{4,41,007}{46,940}$ =Rs. 9·4. If in addition to the foregoing allowances ⅓rd is deducted for free garden spaces to be allowed with each plot, the gross cost per square yard of net building area would be Rs. 14·1 per square yard.

Possessing the advantages of situation already referred to and laid out as proposed with wide air spaces and liberal allowance of free garden spaces, it is probable that the sites would be rapidly taken up for building purposes, and the Board has passed a Resolution under Section 33 of the Act that it is expedient to reclaim the area referred to. This is necessary as a preliminary step only. The scheme will hereafter have to be formally notified with full estimate of the cost and anticipated profits.

In the meantime a map showing the area proposed to be reclaimed has been forwarded to Government, as required by the Act, for the purposes of determining with reference to the arcs of fire from the Batteries the limits (if any) within which no building shall be erected within the area.

Police Accommodation Schemes.

First Nagpada. 26. In September 1899 a representation was received from Government, under Section 38 of the Act, to the effect that accommodation is required for the Superintendent, E. Division, an Inspector, a Constable, and offices, &c., in the First Nagpada District. The representation suggested a particular site for the purpose, such site being part of the area to be acquired by the Board for the purposes of the First Nagpada Improvement Scheme. This made it necessary for the Board to suggest special conditions for the adjustment of the value of the ground to be occupied as the case is one not provided for by the Act. A proposal for an equitable arrangement was made and the Board, subject to its acceptance by Government, passed a resolution directing a scheme for the accommodation required to be made. Plans and estimates have since been prepared and their disposal awaits the decision of Government which has not yet been received.

Gowalia Tank. 27. A further representation has been received and is under consideration for a scheme for the accommodation of certain of the Police at Chaupati or within the area comprised in the Gowalia Tank Scheme.

DEVELOPMENT OF THE BOARD'S RESOURCES.

The improvement of lands vested in the Board.

Chaupati roads. 28. *Schedule C. Lands.*—No work of this kind was actually carried out by the Board in connection with Schedule C. lands, but the construction of the roads at Chaupati by Government on behalf of the Board was practically completed and paid for and the laying of fire mains and fixing hydrants in connection with the Trustees' Cotton Green at Colaba was also paid for, the work having been previously executed by Government. Government also undertook the construction of two cross roads at the north end of the Trustees' Hornby Road Plot, it having been agreed that the cost thereof should be shared by the Board in the proportion of the length of the frontage owned by the Board abutting on the roads to the length of the frontage owned by Government. The Trustees' share of the cost on this basis is estimated at Rs. 18,234, of which Rs. 6,139 was paid during the year, the work being still incomplete. It was decided at the close of the year to make three further roads for the purpose of laying out the vacant portions of the Hornby Road Plot, namely, two, each 50 feet wide, running east and west and dividing the long length of frontage between Outram Road and Ravelin Street into three blocks and one running north and south from Connon Street to Ravelin Street at the back of the row of buildings fronting Hornby Road.

Cotton Green Fire Service.

Roads on Hornby Road Plot.

The Cooperage Plot. 29. The Government by a resolution, dated 28th November 1899, having sanctioned the Trustees' proposals for permanently appropriating the Cooperage Plot (less a small triangular piece included in the Wellington Lines) as an open

space, instructions were given for the submission of plans and estimates for the extension of the Mayo Road across this plot from opposite the south end of the Secretariat to the north-west corner of the Tramway Stables. This road will form the west front of the Wellington Lines Plot as now laid out for building purposes, *vide* plan attached, and on its completion the present temporary road across the Cooperage Plot will be closed and the whole area west of the new road will be available for recreation.

The Wellington Lines Plot.

30. Proposals were also under consideration for laying out the Wodehouse road plot for building purposes and for letting the plot south of the Crawford Market and the Saluting Battery site on building leases. Consideration of the plan for laying out the Crescent site was deferred.

Wodehouse Road Plot, Crawford Market and Saluting Battery Plots, Crescent site.

31. The following statement shows the progress made to date in letting sites for building purposes on the estates included in Schedule C.:—

	Area.			Rates per square yard per annum.			
	Building area.	Garden Plot (free).	Total.	First 10 years.	Second 10 years.	Next 30 years.	Remaining 49 years.
THE HORNBY ROAD PLOT.	Sq. yds.	Sq. yds.	Sq. yds.	Rs. a.	Rs. a.	Rs. a.	Rs. a.
Plot No. 19	1,661	235	1,896	1 8	2 0	2 8	3 0
„ 65	1,020	430	1,450				
„ 69	1,359	426	1,785	1 4	1 12	2 4	2 12
„ 76	1,152	247	1,399				
	5,192	1,338	6,530				
THE WELLINGTON LINES PLOT.							
Plot No. 3	1,000	500	1,500				
„ 4	1,000	500	1,500				
„ 5	1,000	500	1,500	1 1	1 9	2 1	2 9
„ 6	1,000	500	1,500				
„ 7	1,000	517	1,517				
„ 8	1,970	476	2,446	1 5	1 13	2 5	2 13
„ 11	1,000	500	1,500	1 1	1 5	1 13	2 5
„ 12	1,000	500	1,500				
	8,970	3,993	12,963				
GRAND TOTAL ...	14,162	5,331	19,493				

In the case of Plot No. 19 in the Hornby Road Plot the completion of the agreement for lease is delaying owing to a dispute in regard to the disused well in the centre of the plot.

The right to building leases of the sites on the Wellington Lines Plot at the rates of rent shown was put up to competition and realised a sum of Rs. 19,800.

32. *Schedule D, Lands.*—The improvement of the Agripada Estate was undertaken in connection with the proposals to build chawls on this site for the poorer and working classes to be displaced by the execution of the First Nagpada Improvement Scheme. The work to be undertaken comprised the filling in of the lowlying ground to road level and the construction of the necessary cross roads. But it was decided to deal with the whole of the northern half of the area

lying between Morland Road and Gilder Street, comprising the area it is proposed to lay out for chawls as shown on plan No. 164 accompanying the last administration report, instead of only with the small portion required for the sanctioned chawls. The area to be filled in measures 145,487 square yards or about 30 acres and the average depth of filling is 3½ feet. The estimated cost of the necessary work is as follows :—

			Rs.
Filling in low lying ground			1,72,346
Construction of roads—	Rs.		
Gilder Street	19,705		
Souter Street	32,367		
Cross Streets	1,58,340		
			2,10,412
		Rs.	3,82,758

The Municipal authorities have agreed to the paving of the footpaths being deferred, and the estimates are subject to revision in this respect. This area, laid out as proposed, will, it is estimated, accommodate a population of 13,500 in all.

The filling in of the area was begun in October 1899, and was nearly completed at the close of the year, and sanction was then accorded to an estimate, amounting to Rs. 15,360, for filling in an adjoining plot (No. 15, Schedule D) on the same estate, east of Morland Road, the cost to be met from savings in the former estimate for filling.

33. No progress has yet been made with leasing any of the Schedule D lands. They are to a large extent occupied for plague purposes. Those not so occupied were let as opportunity offered for cultivation, grazing and storage of hay, &c.

Finance and Accounts.

34. In August 1899 the sanction of Government was obtained to the issue of a loan not exceeding 50 lakhs, re-payable in 60 years with interest not exceeding 4 per cent. per annum. A notification inviting tenders was issued on 7th August 1899, and was widely advertised. The date fixed for the receipt of tenders was 31st August, but owing to the want of rain and the decline in the price of Government Paper, the prospects were very unfavourable, and it was decided, in the first instance, to extend the time for the receipt of tenders to 2nd October. The prospects did not, however, improve, and a Calcutta Municipal 4 per cent. Loan of 25 lakhs was subscribed for only to the extent of 3¾ lakhs. In the meantime, negotiations were opened with the Hongkong and Shanghai Bank, which resulted in the whole loan being subscribed for by that Corporation with a view to its subsequent re-issue in London as a rupee-loan. The price fixed was 96 per cent. Considering that the payment of interest and the investment of the Sinking Fund are guaranteed by the provisions of the Act, which require that, in the event of the Board making default, the Accountant-General shall pay the interest and set aside and invest the Sinking Fund charges from time to time payable or to be set aside and invested, it had been anticipated that a higher price would be realised, allowing for the fact that this was the first loan and the securities are new to the market, but

Loan of 1899.

the times were very unfavourable, and the money market was unsettled and disturbed owing to the anticipation of an immediate war with the South African Republics. The failure of the Calcutta Municipal loan and the difficulty which a body with long established credit like the Bombay Port Trust found in raising money seemed to make it probable that the full amount would not be subscribed in India, and the Board were fortunate in being the first Local Body in India which has succeeded in raising rupee capital in London. Under more favourable conditions there seems to be no reason why the securities of the Board, guaranteed as they are in the terms referred to by the provision of an Act of the Legislature and being for loans extending for 60 years, should not realise a price closely approximating to that obtaining for Government Paper. The loan was taken up on 25th September, when a deposit of one lakh was paid in and the full amount of the balance (Rs. 47 lakhs) was paid in on 25th October 1899.

35. The charge for interest on the loan, which accrued in 1899-1900, was Rs. 3,836 only, being the interest from 25th October to 1st November 1899. Interest on the debentures issued accrues on 1st May and 1st November in each year.

Accounts.

36. The accounts are in the form prescribed by the several sections of the Act.

General account.

The General Account, which comprises the Revenue operations of the Board, shows a net credit balance for the year of Rs. 1,07,555 as follows :—

		Rs.
Revenue		1,47,495
Expenditure		39,940
Surplus	Rs.	1,07,555

The receipts under Revenue include Rs. 80,247 for interest on surplus cash balances and Rs. 47,448 from rents of properties (chiefly temporary occupancies), and a sum of Rs. 19,800 realised for the sale of the right to building leases on the Wellington Lines Plot.

The expenditure includes Rs. 35,029 for the maintenance of properties (of which Rs. 17,385 is for Municipal rates), besides Rs. 3,836 for interest on the debenture loan.

The balance at the credit of the General Account, together with Rs. 1,38,118, the surplus balance of the same account at the end of the previous year, making Rs. 2,45,673 in all, has been appropriated to meet Capital expenditure as provided for in the Act.

Capital account.

37. The Capital expenditure during the year amounted to Rs. 4,15,599 as follows :—

	Rs.
Cost of Management under Section 75 (1) of the Act, (including Rs. 32,023 for Stamp duty and expenses of Loan)	1,75,783
Preliminary expenses previous to passing of the Act	38,019
Improvement of lands vested in the Board—	
Schedule C, Lands	77,998
Do. D, do.	97,319
Scheme No. I	21,480
Schemes Nos. V and VI (the re-Survey of the north of the Island) ...	5,000
Rs.	4,15,599

The amount raised by loan was thus drawn upon during the year to the extent of only Rs. 1,69,926, the rest of the expenditure having been met from the General Account balances. The balance of the loan is temporarily invested at favourable rates, which more than covered the amount of interest due on the whole amount of the loan. The balance will be largely reduced as soon as progress is made with the proceedings before the Collector for the acquisition of properties.

Staff.

38. Mr. W. N. Shilstone was confirmed in the appointment of Secretary and Chief Accountant to the Board.

Mr. E. W. Bryant, Assoc. M. Inst. C.E., was appointed Deputy Engineer, and joined the appointment on 10th January 1900.

The Board.

39. The Board held 18 meetings, and there were in all 66 Committee meetings during the year.

Mr. G. A. Anderson was granted leave from April to November 1899, and Mr. J. Willcocks was appointed by Government to act as a Trustee in his place. Mr. Anderson having applied for further leave from 14th February 1900, Mr. Willcocks was again appointed to act, and was confirmed, with effect from 14th March, *vice* Mr. Anderson, who ceased to be a Trustee with effect from that date under Section 15 (1) (*b*) of the Act.

Mr. C. T. Burke was absent on leave for 3 months from 4th March 1899.

Mr. S. J. David was on leave from 22nd April 1899 to 22nd December 1899, and the Hon'ble Mr. Bomanjee Dinshaw Petit, elected by the Millowners' Association, acted as a Trustee during his absence.

General Ventris was on leave from 25th August to 21st October, and Colonel G. M. Stevens, R.A., served in his place.

Mr. W. T. Morison, I.C.S., Collector of Bombay, proceeded on leave in August 1899, and thereafter was transferred out of Bombay. The *ex-officio* appointment was held in succession by Messrs. B. A. Brendon, R. M. Kennedy, C. C. Boyd and E. Gray.

Mr. R. H. Macaulay was granted leave for 3 months from 29th March 1899, which was subsequently extended to 18th September 1899.

40. The following elected Trustees vacated office on 31st March 1900 under the operation of Section 12 of the Act :—

The Hon'ble Mr. Ibrahim Rahimtula.

Mr. C. T. Burke.

Mr. R. H. Macaulay.

Before the close of the year the Hon'ble Mr. Ibrahim Rahimtula and Mr. C. T. Burke were re-elected by the Corporation and Port Trustees, respectively, and Mr. J. M. Dick was elected by the Chamber of Commerce, *vice* Mr. R. H. Macaulay.

W. C. HUGHES,

Chairman.

BOMBAY, 30*th April* 1900.

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1900.

Capital and Liabilities.						Property and Assets.					
Capital Account.	Rs.	a.	p.	Rs.	a.	p.	*Capital Account.*	Rs.	a.	p.	Rs.	a.	p.
Debt due to the Secretary of State for India as per Schedule C.	72,69,992	0	0				Value of property specified under Schedules C and D	91,01,551	0	0			
" " Municipal Corporation as per Schedule D ...	18,40,559	0	0				" of area of site on the Kennedy Sea Face as per contra ...	250	0	0			
	91,01,551	0	0								91,01,801	0	0
Area of site on Kennedy Sea Face appropriated for building purposes	250	0	0				Cost of management and incidental expenses as on 31st March 1899.	41,948	4	8			
							" " " " on 31st March 1900	91,75,783	7	9			
				91,01,801	0	0					2,17,731	12	5
Debenture Loan of 1899 at 4 per cent.	.....			50,00,000	0	0	Capital outlay from 1st April 1899 to 31st March 1900 :—						
Appropriations from General Account under Section 79 (1) of Act :—							Refund to Government under Section 69 (1) and (2) of Act :—						
								Rs.	a.	p.			
Balance on 31st March 1899	.....			41,948	4	8	Preliminary expenses for purposes of Act... ...	36,676	14	4			
Balance on 31st March 1899 as carried forward	1,58,118	11	4				Interest	1,341	13	3			
Balance on 31st March 1900	1,07,554	10	7								38,018	11	7
				2,45,673	5	11	*Improvement of Lands vested in the Board—Schedule C Lands.*						
							Expenditure on laying out Chaupati Estate...	Rs. 64,452	a. 2	p. 5			
							Interest	2,385	3	6			
											66,837	5	11
							Cotton Green Plot "Fire Service" ...				5,021	1	4
							Hornby Road Plot—						
							Roads near New Masonic Hall ...				6,139	0	0
											77,997	7	3
							Schedule D Lands.						
							Laying out Agripada Estate—						
							Filling in site				97,318	10	7
							Schemes.						
							Scheme No. 1—First Nagpada Improvement Scheme—						
							Chawls at Agripada				21,480	11	11
							Schemes Nos. V. and VI.—Survey of the northern portion of the Island of Bombay				5,000	0	0
											2,39,815	9	4
											(d)	95,59,348	5	3
							Balance				.....	48,30,074	4	10
Total Capital Account				(a) 1,43,89,422	10	7	Total Capital Account				.....	1,43,89,422	10	7

General Account.			
Revenue Surplus as on 31st March 1899 brought forward ...	.....		1,38,118 11 4
Receipts from ground rents—Rent of Buildings, Lease-holds, &c., under Section 76 of the Act	67,248 2 0		
Interest on Surplus Cash Balance	80,247 4 0		
		†	1,47,495 6 0
Total General Account ...	.....	(*b*)	2,85,614 1 4
Miscellaneous Account.			
Deposits from landholders for rents, &c.	.....		48,655 11 3
" employés, &c., in Government Promissory Notes...	.....		11,000 0 0
Advance from Trustees, Hindu Burning Ground for Footpath ...	.....		136 2 8
Unclaimed wages due	.....		223 12 5
		(*c*)	60,015 10 4
Balance			1,69,780 13 5
Total Miscellaneous Account			2,29,796 7 9
Grand Total (*a*), (*b*) and (*c*)			1,47,35,052 6 8

General Account.			
Charges for Maintenance, &c., as per Section 77 (1) of the Act....	35,029 10 0		
Auditors's Fee	1,000 0 0		
Interest on Debenture Loan of 1899 and Security deposits	3,911 1 5		
		‡	39,940 11 5
Appropriated to Capital under Section 79 (1)			2,45,673 5 11
Total General Account ...	.....	(*e*)	2,85,614 1 4
Miscellaneous Account.			
Refund of deposit to Land-holders, &c.	29,667 8 0		
Cost of maintenance, Hindu Burning Ground Footpath	70 11 11		
Unclaimed wages paid	58 3 10		
			29,796 7 9
Discount on Debenture Loan of 1899 at 4 per cent. on 50 Lakhs to be met from Sinking Fund	.....		2,00,000 0 0
Total Miscellaneous Account		(*f*)	2,29,796 7 9
Total (*d*), (*e*) and (*f*)			1,00,74,768 14 10
Balance in Bank and in hand—			
Capital Account ... ... *Cr.*	48,30,074 4 10		
Miscellaneous Account ... ... *Dr.*	1,69,780 13 5		
		(*g*) §	46,60,293 7 5
Grand Total (*d*), (*e*), (*f*) and (*g*) ...			1,47,35,052 6 8

* (See Appendix **A**). † (See Appendix **B**.) ‡ (See Appendix **C**.)

Examined and found correct. We have also checked the Cash Balance and find it as stated.

O. T. BARROW,
Accountant General.
WM. BLAKEMAN,
Chief Superintendent.
} *Auditors.*

BOMBAY, 24*th April* 1900.

§ *Specification of Balance in Bank and in hand.*

	Rs. a. p.
National Bank of India	10,45,640 12 2
Hongkong and Shanghai Banking Corporation	6,02,732 14 5
Bank of Bombay	20,00,000 0 0
Mercantile Bank of India	5,00,000 0 0
Yokohama Specie Bank	5,00,000 0 0
Safe Custody Receipts for Security Deposits	11,000 0 0
	46,59,373 10 7
Add—Cash in hand	919 12 10
	46,60,293 7 5

SECRETARY'S OFFICE,
BOMBAY, 17*th April* 1900.

WALTER C. HUGHES,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

Appendix A.

CAPITAL ACCOUNT.

Budget Estimate for the year 1899-1900.	Revised Estimate for the year 1899-1900.	Cost of Management and incidental Expenses as per section 75 (1) of the Act.	Actual Expenditure for the year 1899-1900.
Rs.	Rs.	*Chairman's Salary and Allowances.*	Rs. a. p.
30,000	30,000	Salary	29,938 14 3
5,266	5,266	Exchange Compensation and Pension Contribution ...	5,526 2 0
10,980	10,020	Trustees' Fees	10,170 0 0
22,924	22,924	Secretary's Establishment	20,548 6 5
		Engineer's Department.	
48,654	51,848	Scheduled Staff	50,818 2 6
5,000	5,000	General Surveys	6,957 10 11
500	500	Survey Instruments	1,188 13 1
1,000	1,000	Models and Contingencies...	1,057 13 5
3,000	3,000	Law Expenses	2,835 13 11
1,000	1,185	Secretary's Office Contingencies	1,313 13 8
1,000	815	Furniture	435 7 9
4,000	4,960	Books, Stationery and Printing †	5,068 9 11
8,400	8,400	Rent of Administrative Offices	8,400 0 0
.....	32,200	Stamp Duty and Expenses of Loan	32,023 11 11
1,41,724	1,77,118	Total ...	1,75,783 7 9

† Books	Rs. a. p. 188 14 0
Stationery	1,187 13 11
Printing...	2,372 1 0
Advertisement...	1,319 13 0
	Rs. 5,068 9 11

Examined and found correct.

O. T. BARROW,
Accountant-General.
WM. BLAKEMAN,
Chief Superintendent.
} *Auditors.*

WALTER C. HUGHES,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

BOMBAY, 24*th April* 1900.

SECRETARY'S OFFICE, BOMBAY, 17*th April* 1900.

Appendix B.

GENERAL ACCOUNT.

REVENUE.

Budget Estimate for the year 1899-1900.	Revised Estimate for the year 1899-1900.	Statement of Receipts.	Actual Receipts for the year 1899-1900.	
Rs.	Rs.	*Rents and other proceeds of Properties. Schedule* C.	Rs. a. p.	Rs. a. p.
9,916	2,906	The Flats	6,578 4 6	
70	696	„ Kennedy Sea Face...	595 5 10	
280	26	„ Cooperage Plot	.....	
3,820	2,673	„ Marine Lines Estate	3,367 15 8	
.....	.....	„ Secretariat Plot	15 13 1	
4,880	22,549	„ Wellington Lines Plot	22,575 1 10	
702	1,936	„ Wodehouse Road Plot	1,993 0 7	
8,000	7,945	„ Cotton Green Plot	8,458 5 2	
450	720	„ Saluting Battery Plot	574 11 3	
1,000	2,389	„ Crescent Site	2,223 0 10	
.....	94	„ Plot South of old Town Barracks ...	119 10 8	
8,000	8,077	„ Hornby Road Plot	8,031 2 7	
120	123	„ Plot South of Crawford Market ...	122 13 5	
.....	.....	„ Dispensary Plot	.....	
2,300	1,659	„ Plot North of Municipal Offices ...	1,868 11 0	
3,520	2,112	„ Chaupati Estate	4,231 13 5	
.....	102	„ Police Lines Plot, Dadar	112 0 0	
3,750	2,507	„ Parel Estate	4,083 13 0	
46,808	56,514			64,951 10 10
		Schedule D.		
115	66	The Connaught Road Estate	50 0 0	
3,180	2,162	„ Agripada Estate	2,066 14 8	
275	240	„ Lands at Matunga	179 8 6	
3,570	2,468			2,296 7 2
50,378	58,982	Total ...		67,248 2 0
.....	78,251	Interest on Surplus Cash Balance ...		80,247 4 0
50,378	1,37,233	Grand Total ...		1,47,495 6 0

Examined and found correct.

O. T. BARROW, *Accountant-General.*
WM. BLAKEMAN, *Chief Superintendent.*
} *Auditors.*

WALTER C. HUGHES, *Chairman.*
W. N. SHILSTONE, *Secretary and Chief Accountant.*

BOMBAY, 24*th April* 1900.

SECRETARY'S OFFICE, BOMBAY, 17*th April* 1900.

Appendix C.

GENERAL ACCOUNT.

EXPENDITURE.

Budget Estimate for the year 1899-1900.	Revised Estimate for the year 1899-1900.	Statement of Charges.	Actual Expenditure for the year 1899-1900.	
		Maintenance of Properties.		Rs. a. p.
Rs.	Rs.	*Schedule* C.	Rs. a. p.	
317	300	The Flats	364 0 1	
17,634	7,902	„ Kennedy Sea Face	6,378 15 1	
2,017	293	„ Cooperage Plot	293 7 4	
1,938	1,592	„ Marine Lines Estate	1,691 12 0	
68	.....	„ Secretariat Plot	.....	
733	752	„ Wellington Lines Plot	830 9 4	
824	666	„ Wodehouse Road Plot	681 13 11	
581	1,398	„ Cotton Green Plot...	1,333 10 5	
79	.....	„ Saluting Battery Plot	13 5 11	
595	542	„ Crescent Site	585 13 9	
52	.....	„ Plot South of old Town Barracks ...	22 8 0	
1,045	1,128	„ Hornby Road Plot	1,157 0 3	
251	5	„ Plot South of Crawford Market ...	5 0 0	
15	.....	„ Dispensary Plot	.....	
88	34	„ Plot North of Municipal Offices ...	32 4 0	
832	570	„ Chaupati Estate	596 4 6	
10	.....	„ Police Lines Plot, Dadar	.....	
6,932	2,296	„ Parel Estate	2,572 15 0	
34,011	17,473		16,559 7 7	
11,034	14,093	Municipal Rates and Taxes	12,418 0 11	
45,045	31,566			28,972 8 6
		Schedule D.		
476	266	The Connaught Road Estate	326 15 2	
476	398	„ Agripada Estate	451 14 0	
307	217	„ Lands at Matunga	306 3 11	
1,259	881		1,085 1 1	
3,074	3,926	Municipal Rates and Taxes	4,972 0 5	
4,333	4,807			6,057 1 6
49,378	36,373	Total ...		35,029 10 0
1,000	1,000	Auditors' Fee	1,000 0 0	
.....	3,886	Interest on Debenture Loan of 1899 ...	3,835 9 9	
.....	.....	Interest on Security Deposit	75 7 8	
				4,911 1 5
50,378	41,209	Grand Total ...		39,940 11 5

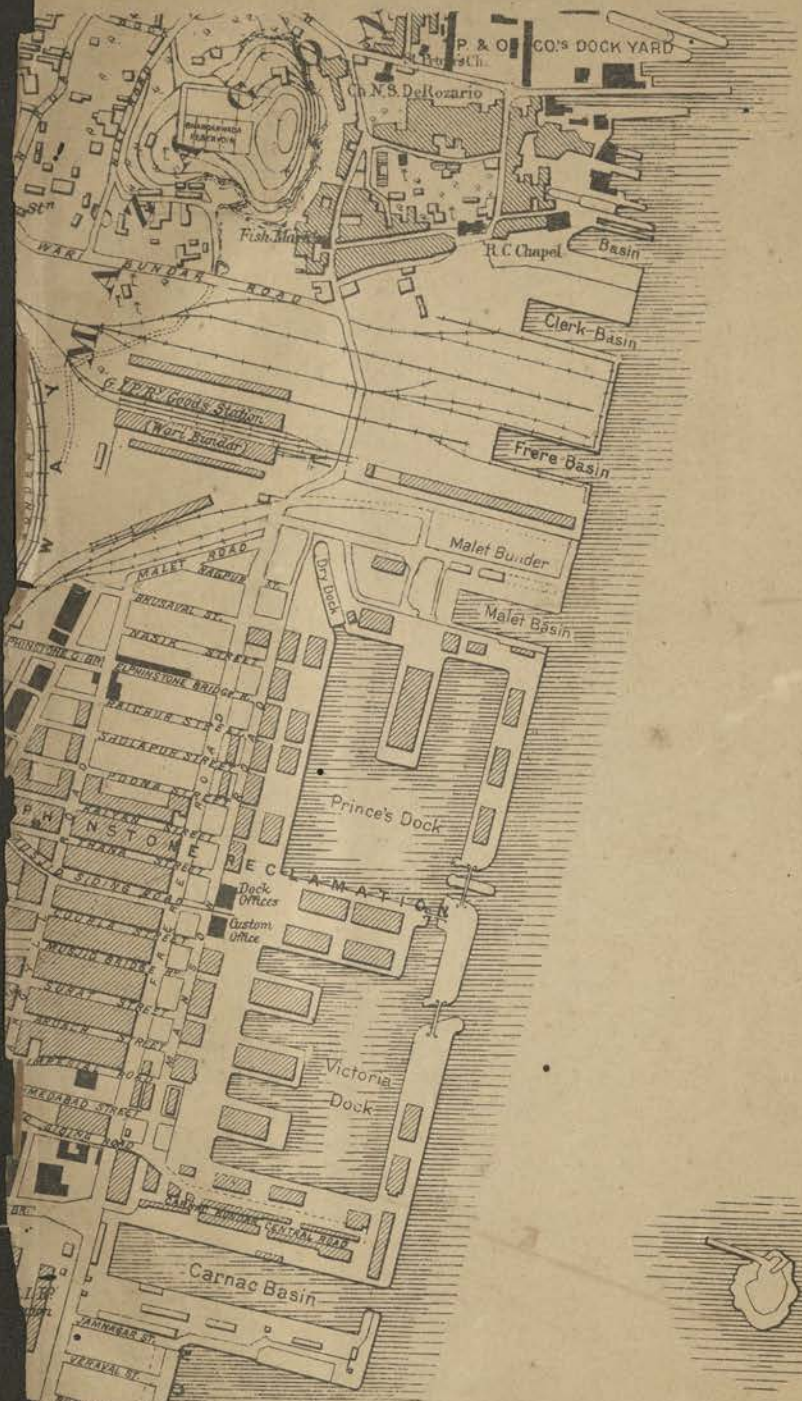
Examined and found correct.

O. T. BARROW, *Accountant-General.*
WM. BLAKEMAN, *Chief Superintendent.*
Auditors.

BOMBAY, 24*th April* 1900.

WALTER C. HUGHES, *Chairman.*
W. N. SHILSTONE, *Secretary and Chief Accountant.*

SECRETARY'S OFFICE, BOMBAY, 17*th April* 1900.


P. & O. CO.'s DOCK YARD
Ch. N.S. Dellozario
Fish Market
R.C. Chapel
Basin
Clerk Basin
Frere Basin
Malet Bunder
Malet Basin
Dry Dock
Prince's Dock
Victoria Dock
Carnac Basin
Dock Offices
Custom Office
RECLAMATION
Cross Island Battery

BOMBAY IMPROVEMENT TRUST

WELLINGTON LINES PLOT

PLAN SHEWING ARRANGEMENT OF BUILDING PLOTS

Scale 100 Feet to an Inch.

Table of rates per square yard per annum of the several plots.

Plot Nos	Rate			
	First 30 years Rs	Second 30 years Rs	Next 30 years Rs	Remaining 90 years Rs
1 and 3	1-3-0	1-13-0	2-3-0	2-13-0
2 to 7	1-1-0	1-9-0	2-1-0	2-9-0
8 to 13	1-1-0	1-3-0	1-13-0	2-3-0
15 to 22	1-1-0	1-1-0	1-9-0	2-1-0

Plot No 14 is subject to a special arrangement as to rates of rent.

Note. The Board reserve the right to make from time to time any alteration that may appear to them advisable in the arrangement or size of any of the plots remaining unleased as shewn on this plan.

References

Garden spaces coloured Green.
Roads coloured Brown

Table of Areas

No of Plots	Building area Sq yards	Garden Space Sq yards	Total Sq yards
1	2353	430	2783
2	907	479	1386
3 to 6			
plots	1000	500	1500
8 to 22	1000	317	1317
8	1970	476	2446
14	3632	427	4059
22	867	512	1379

Band Stand

Trees to be included in road

Trees to be included in road

Cooperage Ground
(to be reserved as an open space)

Temporary Road (to be closed)

PARSEE WADA ROAD

Well.

Central Garden Space
to be maintained for use of Residents

Nº 1 Nº 2 Nº 3 Nº 4 Nº 5 Nº 6 Nº 7 Nº 8 Nº 9 Nº 10 Nº 11 Nº 12 Nº 13 Nº 14 Nº 15 Nº 16 Nº 17 Nº 18 Nº 19 Nº 20 Nº 21 Nº 22

Line of Frontage

Wellington Fountain

WODEHOUSE BRIDGE ROAD

Young Mens Christian Association

Transferred Stables

H. Cusack Litho. Bombay

Index Map. Sheet No 1

Scale 1 Inch = 800 Feet.

Index Map, Sheet No II.

B
B
C
C
C
D
D
D

Index Map, Sheet No III
SCHEME I
SCHEME II
SCHEME III
SCHEME IV
TARDEO
CHOWPATTY
BAY
MAZAGON
DOCK
Victoria Dock
Prince's Dock
Alexandra Dock
Carnac Basin
Hotel Bunder
Hotel Basin
Clerk Basin
Trans Basin
Private Dock
RECLAMATION
BAY IMPROVEMENT TRUST.
shewing Schemes I.II.III.IV.
Scale. 1 Inch = 800 Feet.

Index Map

A. Marine Lines Estate
B. Hornby Road Plots
C. Plot south of Old Town Barracks
D. Crescent Site
E. Wellington Lines Plot
F. Saluting Battery Plot

Bombay Improvement Trust.

BOARD OF TRUSTEES

at the date of this Report.

1.	S. Rebsch, Esq.	*Chairman.*
2.	Brigadier-General W. H. Riddell, Commanding Bombay District.	*Ex-officio Trustees.*
3.	E. Gray, Esq., I.C.S., Collector of Land Revenue, Customs and Opium.	
4.	W. D. Sheppard, Esq., I.C.S., Acting Municipal Commissioner, Bombay.	
5.	Sir Bhalchandra K. Bhatawadekar, Kt., L. M.	*Elected by the Corporation.*
6.	Dinshaw Edulji Wacha, Esq.	
7.	The Hon'ble Mr. Ibrahim Rahimtoola ...	
8.	Accacio G. Viegas, Esq., L. M. & S. ...	
9.	F. C. Rimington, Esq. (Bombay Tramway Company).	*Elected by the Chamber of Commerce.*
10.	W. C. Hughes, Esq., C.I.E. (Chairman, Bombay Port Trust).	*Elected by the Port Trustees.*
11.	Sassoon J. David, Esq. (Messrs. Sassoon J. David & Co.).	*Elected by the Mill-owners' Association.*
12.	J. Willcocks, Esq. (Acting Secretary to Government, P. W. D., Railways).	*Nominated by Government.*
13.	Lieut.-Col. H. D. Olivier, R.E. (Agent, B. B. & C. I. Railway Company).	
14.	F. C. Macrae, Esq. (Messrs. Ritchie, Steuart & Co.).	

Bombay Improvement Trust.

Administration Report for the year ending 31st March 1901.

1. The schemes notified up to date are as follow :— List of Schemes

I. Schemes opening out and ventilating congested parts of the native Town and reconstructing insanitary areas.

Scheme No. 1.—The First Nagpada Improvement Scheme, E Ward, (Rs. 26,09,056).

Scheme No. 2.—Street Scheme from Queen's Road to the Carnac Bridge for Chakla, Market, Dhobi Talao Sections of Ward C (Rs. 81,43,925).

Scheme No. 3.—Street Schemes from Queen's Road to Elphinstone Bridge for Wards B, C and D (Rs. 87,99,067).

II. Schemes designed to provide fresh space for building to relieve overcrowding in congested parts.

Scheme No. 4.—The Gowalia Tank Street Scheme, Ward D (Rs. 21,04,685).

Scheme No. 5.—The Dadar-Matunga Street Scheme, Sion and Mahim Sections of Wards F and G (Rs. 74,61,400).

Scheme No. 6.—The Matunga-Sion Street Scheme, Sion Section of Ward F (Rs. 40,98,040).

Of these Schemes, No. 1 was sanctioned by Government in 1899-1900, and Nos. 2 and 4 in the year under review. No new schemes were notified by the Board during this period; an official representation was, however, made by the Municipal Commissioner under Section 23 of the Act for the improvement of Mandvi Koliwada and the matter is under the consideration of the Trustees.

2. The progress made with the execution of work and the development of the lands vested in the Board is detailed in the paragraphs which follow. The revision of notified schemes in the light of dissents received, and with a view to affecting improvements in alignments, the housing of the poorer and working classes, the acceleration of the acquisition of notified properties, the settlement of many questions relating to the financial position of the Board's operations and considerations regarding the development of their resources, have received the constant attention of the Trustees. The Board's staff was fully occupied in the revision in detail of the six schemes already notified, which are estimated to cost Rs. 3¼ crores, in planning out the development of the properties vested in the Board, valued at about Rs. 90 lakhs, in formulating the procedure in carrying out the Nagpada Scheme, which was the first Scheme sanctioned by Government, in the survey and valuation of the properties affected, in the acquisition of properties and in the settlement of the many details incidental to these matters. The large number of private interests affected (5,959 properties have been notified for acquisition), and the very heavy financial responsibility involved in the Board's operations, coupled with the facts that such operations were being undertaken for the first time in India and under a new Act, raised many intricate points of policy and procedure which have, to a large extent, been settled during the year under review. The year's operations.

3. By-laws for the regulation of open spaces vested in the Board under Section 60 (3) and (4) of the Act have been passed and have been sanctioned by Government.

4. Amendments found necessary soon after the constitution of the Board, in Sections 19, 31, 41, 48 and 60, have received the approval of the Legislature and passed as Act IV of 1901.

5. Forms of agreement, leases and contracts in connection with building operations in the Trust's estates, with contractors, brokers, &c., have been drawn up or revised as found necessary.

6. Government have been addressed regarding a number of matters affecting the Board's interests, and favourable replies have been received regarding the calculation of the values of sites acquired for Police accommodation Schemes and the remission of income tax on the Board's property.

7. Legislation empowering the investment of Trust property in the Board's debentures still awaits the orders of the Supreme Government.

Acquisition of Properties.

8. At the commencement of the year the Collector of Bombay was engaged upon the acquisition of properties for the Board, but the progress was necessarily slow, as he could only devote such time to these operations as he could spare from his other multifarious duties. The Board therefore requested Government to appoint a full-time officer for the Board's purposes, undertaking to pay the necessary charges. Owing to the prevalence of plague and famine and the consequent demand for officers to cope with these as well as the normal duties of the State, considerable delay took place in the appointment of a Special Collector for the Board's purposes. Mr. Jehangir Dosabhai Framjee was appointed to the post by Government, and has been engaged on the acquisition of properties for the Nagpada Scheme since 13th August 1900.

Census.

9. A notable event of the year was the Census which was taken on 2nd March 1901. Advantage was taken of the occasion to obtain, through the courtesy of the Census Commissioner and the Provincial Superintendent, very complete statistics regarding the City. For the Board's purposes the following details were obtained at the Census :—The numeration of the population by blocks of small area, as shown in the accompanying sample plan, the number of persons living in tenements, and the number of rooms occupied by each family, details regarding the working classes and statistics showing the tendency of people from the Mofussil to live together in Bombay. When the results have been classified, Bombay will possess, for the first time, data showing exactly what areas are most densely populated, the classes which cause such crowding, the nature of accommodation which finds most favour with the people, and the scope of schemes intended to move bodies of persons united together by common occupation, village ties, &c. It is proposed to show these data graphically on maps, and the addition on these of vital and disease statistics should prove a valuable record indicating the parts of the City which most sorely need sanitary improvement.

Building By-laws.

10. No reply has been received from the Corporation regarding the revision of the Building By-laws by the Municipality, referred to in last year's Report. It is hoped that a decision to amend the existing by-laws may be arrived at, so that the revised regulations may be in force when the area cleared in 1st Nagpada is allotted for building purposes.

Scheme No. I.

Scheme No. 1.—*The 1st Nagpada Improvement Scheme—Ward E.*

11. During the year 78 cases of acquisition of properties, out of a total of 107 cases, were closed. Awards were given by the Special Collector in 35 cases

up to 31st March last. The total area of the land acquired under the awards is 29,477 square yards. The total amount of these awards is as follows :—

	Rs.
Acquired by private agreement	3,35,740
Acquired through the Court	1,96,979
	5,32,719

This gives a rate of Rs. 18·07 per square yard of land, including buildings. The gross Municipal assessed annual value of the properties was Rs. 34,194 ; so that on an average the cost price comes to 15·57 times the gross annual value.

Of the properties acquired, the materials of 21 properties were sold by public auction for a total sum of Rs. 17,205, and have realized, on an average, 14·58 per cent. of the prices paid for the buildings.

Four out of the six chawls at Agripada were practically completed, but they could not be occupied owing to difficulties which have arisen in regard to a suitable water-supply and the drainage connections. Progress with chawls.

Tenders for paving and draining the courtyard were invited, and the work was about to commence.

Proportionate amount of sanctioned Estimate for 4 chawls ...	Rs. 1,67,416
Expenditure to 31st March 1901	„ 1,33,196

The construction of the other chawls, both within and outside the Nagpada area, has been postponed until the Board obtain experience of the working of the four buildings already constructed. If the results are favourable, it is hoped that the remaining buildings will be constructed by private enterprise aided, if necessary, by concessions granted by the Board in regard to the sites ; in the meantime certain of the buildings required in Nagpada have been rented at reasonable rates to the inhabitants of the area. No complaints have been received from persons displaced owing to the demolition of the houses required for the construction of the Board's new roads.

12. During the year the Board have approved the revision of the proposals for the reconstruction of the area to be acquired for the 1st Nagpada Improvement Scheme. The revised proposals have been approved by the Municipal Commissioner and are shown on plan No. 590 attached. The revision contemplates the laying out of the area in nearly parallel roads, with service-passages between the roads and backyards, belonging to the houses, abutting on the service-passages. The arrangement will thus provide for the houses having roads of a minimum width of 40 feet in front and an open space 40 feet wide at the back ; the backyards and service-passage aggregating 40 feet in width. It is proposed to lay the sewers, drains and water-pipes under the service-passage, thus doing away with the expense and nuisance of constantly having to open up the thoroughfares for repairs. The service-passage will also be used by scavenging carts for the removal of refuse from the dust bins to be located in the backyard of each house. The revised arrangement will obviate the necessity of acquiring certain of the properties which are not needed for the Board's roads and passages, and which the owners are willing to remodel to the new frontages and to the by-laws to be specially laid for rebuilding on this area. Reconstruction of area.

The whole scheme has been devised in order to obtain thoroughly well ventilated and sanitary dwellings, without thereby sacrificing the whole commercial value of the land.

New streets.

13. The work of constructing one main and one cross road in this improvement area was sanctioned at an estimated cost of Rs. 35,090, but only Rs. 6,694 were incurred on the collection of the materials, as the progress of work was delayed pending the acquisition of some of the properties on the lines of the roads.

Air Analysis.

14. Towards the close of the year Government furnished, for the information of the Board, a copy of a letter from the Director in Chief of the Plague Research Laboratory and Dr. Taylor's report giving the results of the bacteriological and chemical examination of the atmospheric and ground air of the Nagpada and Agripada districts. The letter and report are appended to this report.

His Excellency the Governor's Visit.

15. His Excellency the Governor of Bombay, in company with the Earl of Jersey, inspected the works in progress in this district on the 17th January 1901 and were afterwards conducted to Agripada, where they saw the 4 ranges of chawls which are designed to accommodate the poorer and working classes displaced by the removal of insanitary buildings in the 1st Nagpada area.

Scheme No. II.

Scheme No. II.—Queen's Road to Carnac Bridge, Ward C.

16. With regard to the four alternative alignments for this Scheme, referred to in last year's Report, the Improvements Committee made the following recommendations—

i. That application be made for sanction to the original Scheme No. 2, making the road 60 feet instead of 40 feet in width which would enable the Board, on receipt of sanction, to proceed with the acquisition of the area originally notified, the whole of which would be required.

ii. Deal with the area east of Hussein Khan Khaliffa Street (where Scheme No. 2 ends), including the whole of Mandvi Koliwada, as a separate Improvement Scheme.

iii. Thereafter, under Section 29 (2), to modify Scheme No. 2 in such a way as to make it fit in with this Improvement Scheme and in such other way as may be desirable.

The Committee also considered the feasibility of constructing the main road in the Scheme on the northern alignment proposed by the Hon'ble Mr. Ibrahim Rahimtula, and showed in their report how it was practicable to make it.

The proposals of the Committee were adopted by the Board, and the original scheme was submitted to Government for sanction, the reports, plans and papers having, in the meantime, been forwarded to the Municipal Corporation for an expression of their opinion as to the suitability of the line proposed.

In Government Resolution No. 349, dated the 17th January 1901, Government sanctioned the scheme up to the point on the east side where it is proposed that the new main road should cross Hussein Khan Khaliffa Street, which comprises all the properties, the immediate acquisition of which had been proposed. They, however, asked that the Trustees should consider the feasibility of still further increasing the width of the proposed main artery, so that it may be 80 feet instead of 60; that, as regards the prolongation of the main artery in the Mandvi direction, an effort should be made to reach a point on the G. I. P. Railway further north than was proposed, the diversion beginning from some point between Kalbadevi Road and Shaik Memon Street; and that the question of providing an

over-bridge or of laying out a new road parallel with, and closely adjacent to the Railway, so as to connect with the existing over-bridges or one of them, should be considered.

In connection with this Street Scheme, an official representation was received towards the close of the year from the Municipal Commissioner for the improvement of the district known as Mandvi Koliwada.

This representation and the points raised in the Government Resolution, are receiving the attention of the Trustees.

A plan showing the final revision of this Scheme accompanies.

Scheme III.—Queen's Road to Elphinstone Bridge, Wards B, C & D. Scheme No. III.

17. In last year's report it was observed that the Improvements Committee were considering the objections raised to the original alignment, and the possibility of altering the line to avoid the most serious of the difficulties encountered.

An alternative line running to the south of the original line was proposed and considered ; but after much discussion as to the merits of the two alignments, it was decided to submit the original scheme for sanction to Government. This was done ; and, just before the close of the year, a letter was received from Government observing as follows :—"Government are not "disposed to offer any objection to the scheme as proposed, except in regard to "the several details hereinafter mentioned, though *prima facie* a more direct line "would have been preferable ; Government, however, understand the matter "has been very carefully considered and recognise that there might be "very serious difficulties in the wholesale abandonment of a line which has been "long since notified. There is no doubt a very distinct advantage in making "the Elphinstone Bridge the objective at the eastern end of the road, unless there "is a great demand for a new bridge over the G. I. P. Railway somewhat to the "south of that point, and that demand can be satisfied at a reasonable cost and so "as to include provision for suitable access through the Port Trust Estate to the "Frere Road. But Government consider that the abrupt curve to the south of the "large Mahomedan cemetery near the Babula Tank would be a permanent "eyesore and defect and prefer that the area of the proposed operations between "Elphinstone Bridge and Erskine Road should be so far extended to the south "as to admit of an easier curve, and also suggest, if practicable, a slight modifica-"tion of the plan in the neighbourhood of Charni Road, so that the road may be "somewhat straightened there. But the chief exception which Government "must take to the project as submitted is that no provision has been made for a "bridge over the B. B. & C. I. Railway towards the extreme western end of the "road. A level-crossing is of course out of the question, and therefore the "scheme must presumably comprise a bridge as approved by the Railway "authorities, and the cost thereof should be included in the estimates, unless "the B. B. & C. I. Railway have agreed to bear it. I am further to observe that "Government will also be glad to receive some assurance as to two lakhs being "a sufficient provision for re-housing persons of the poorer classes who are likely "to be displaced by the execution of the scheme."

This Government letter is receiving consideration.

Scheme No. IV—The Gowalia Tank Scheme, Ward D.

Scheme No. IV.

18. This scheme received the sanction of Government towards the close of the year ; but in the absence of a detailed survey of the neighbourhood, it was not possible to accurately describe the limits of the area required to be notified under Section 29.

The execution of the survey was sanctioned by the Board and considerable progress was made with it during the year under review.

Schemes Nos. V. & VI.

Schemes Nos. V and VI.—The Dadar-Matunga and Matunga-Sion Schemes, Wards F and G.

19. The work of revision of these two street schemes received considerable attention during the year. The details necessarily require much time and thought in their preparation, and it was not practicable to complete the schemes for submission to Government before the close of the year.

Reclamation Schemes.

Walkeshwar Foreshore.

20. The proposal to reclaim the foreshore from the Hindu burial ground at Walkeshwar to the Warden Road at the foot of the Gowalia Tank Road, referred to in the Administration Report of last year, was duly considered, but the Trustees decided that the scheme should be postponed, in view of the fact that the Board had on hand very large areas of land vested in them which it was desirable should be disposed of first.

Colaba Foreshore.

21. The sanction of the Government of India was communicated to the plan for the reclamation of the Colaba Foreshore from the foot of Wodehouse Bridge to the Panday Sanitarium. Details of the scheme, comprising estimates of cost and anticipated profits, are being prepared and will shortly be submitted.

Police Accommodation Schemes.

1st Nagpada District.

22. In regard to the representation from Government for Police accommodation at 1st Nagpada, the Board were not in a position to proceed with this scheme until Government assented to the proposals of the Board for fixing the value of the land to be absorbed. A favorable reply was received from Government in their letter No. 1683, dated 13th March 1901, and in terms thereof the Engineer has been called upon to prepare revised detailed drawings and estimates and their preparation is proceeding.

Gowalia Tank District.

The representation for a scheme for Police accommodation at Gowalia Tank will receive attention with other details connected with the street scheme.

DEVELOPMENT OF THE BOARD'S RESOURCES.

The Improvement of Lands vested in the Board.

Cooperage Plot.

23. *Schedule C. Lands.*—The construction of the road on the eastern boundary of the Cooperage Plot was sanctioned at an estimated cost of Rs. 22,066, and the work is in progress.

Hornby Road Plot.

24. The work of constructing the two cross-roads at the north end of the Trustees' Hornby Road Plot, which was undertaken by Government on their behalf, was practically completed.

25. An estimate, amounting to Rs. 54,840, was sanctioned for constructing the north and south road from Common Street to Ravelin Street at the back of the buildings fronting Hornby Road, with two east and west cross roads. The work is in progress.

Leases of Building Sites.

26. Applications to lease building sites were accepted in the following cases :—

On the Hornby Road Plot	6	Sites.
„ Marine Lines Estate	6	„
„ Wodehouse Road Plot...	1	„
„ Plot North of the Municipal Office	1	„

27. No progress was made with the development of Schedule D lands, because they were to a large extent occupied for plague purposes. Those not so occupied were let as opportunity occurred for storage purposes, cultivation, &c. Schedule D Lands.

28. The following statement shows the progress made to date in letting sites for building purposes on the Estates included in Schedule C. Progress in letting building sites.

Name of Estate.	Plot Nos.	Name of Lessee.	Area. Building area.	Area. Garden Plot (free).	Area. Total.	Rates per square yard per annum. First 10 years. Rs. a. p.	Second 10 years. Rs. a. p.	Next 20 years. Rs. a. p.	Remaining 40 years. Rs. a. p.	Remarks.
The Hornby Road.	69	Mr. R. D. Tata...	1,359	426	1,785	1 4 0	1 12 0	2 4 0	2 12 0	2nd floor in course of construction.
Do. do. ...	65	Do. ...	1,020	430	1,450	1 4 0	1 12 0	2 4 0	2 12 0	Awaits construction of building on plot 69.
Do. do. ...	64	Messrs. Macmillan & Co.	935	205	1,140	1 4 0	1 12 0	2 4 0	2 12 0	Awaits submission of plans and specification.
Do. do, ...	76	Mr. Dwarkadas Dharamsey.	1,152	247	1,399	1 4 0	1 12 0	2 4 0	2 12 0	Foundations in progress. The contractor has experienced great difficulty in removing the old fort wall foundations in consequence of which the progress has been slow.
Do. do. ...	42-43	Mr. D. D. Zaveri.	1,299	.....	1,299	1 8 0	2 0 0	2 8 0	3 0 0	Awaits submission of plans and specification.
Do. do. ...	44-45	Do. ...	1,400	.....	1,400	1 0 0	1 8 0	2 0 0	2 8 0	
Do. do. ...	59-60	J. N. Petit Institute.	.....	.....	147	1 4 0	1 12 0	2 4 0	2 12 0	The land is wanted for a garden.
The Wellington Lines.	4	Mr. K. N. Wadya.	1,000	500	1,500	1 1 0	1 9 0	2 1 0	2 9 0	Foundations in progress.
Do. do. ...	3	Mr. M. C. Ebrahim.	1,000	500	1,500	1 1 0	1 9 0	2 1 0	2 9 0	Plans and specification under consideration.
Do. do. ...	5	Mr. J. N. Tata...	1,000	500	1,500	1 1 0	1 9 0	2 1 0	2 9 0	Completed to flooring of 1st storey.
Do. do. ...	6	Do. ...	1,000	500	1,500	1 1 0	1 9 0	2 1 0	2 9 0	
Do. do. ...	7	Bai Merbai N. Vatchagtandy.	1,000	517	1,517	1 1 0	1 9 0	2 1 0	2 9 0	Walls nearly completed, roofs under construction, floors, staircases and partition walls in progress.
Do. do. ...	8	Mr. Mulraj Khatao.	1,970	476	2,446	1 5 0	1 13 0	2 5 0	2 13 0	Completed to 1st floor.
Do. do. ...	12	Y. W. C. Association.	1,000	500	1,500	1 1 0	1 5 0	1 13 0	2 5 0	Practically completed, excepting recently sanctioned addition above 2nd floor at back.
Kennedy Sea Face.	...	The Victoria Swimming Bath for various native communities.	.....	.....	.....	Rs. 10 per annum for 50 years.				Completed.
Marine Lines Estate.	13	Messrs. George Service & Co.	1,066⅔	533⅓	1,600	Uniform rate of Rs. 1,226·6 per annum calculated on building area.				Foundations completed, plinth in progress.
Do. do. ...	14	Mr. C. F. Stevens	1,066⅔	533⅓	1,600					First floor in course of construction.
Do. do. ...	1 & 8	Messrs. Marsland, Price & Co.	1,066⅔	533⅓	1,600					
Do. do. ...	7	Revd. R. M. Gray	1,066⅔	533⅓	1,600					
Do. do. ...	18	Mr. H. A. Wadia.	1,066⅔	533⅓	1,608					Awaits submission of plans and specification.
Plot north of Municipal Office.	...	Proprietors, *Times of India.*	6,933	.....	6,933	0 11 0	1 3 0	1 11 0	2 3 0	Ditto ditto

Kennedy Sea Face. Repairs to Crib Work.

29. Repair of the portion of the Kennedy Sea Face damaged during the monsoon of 1900, between Marine Lines and Charni Road stations on the Kennedy Sea Face, was sanctioned at an estimated cost of Rs. 23,370. The work of dismantling the old crib work was commenced on 25th December 1900, and during the year 300 running feet of the concrete wall was completed up to the required height 16'-6"; of the remaining 300 ft. the wall was built up to a height of 14 feet for a length of 240 ft., leaving 60 ft. length still to be constructed. The work will probably be finished by the end of April 1901.

Repairs to Sea Wall, Colaba.

30. Repairs to the dry rubble stone sea wall on the Kennedy Sea Face, from opposite the Wodehouse Bridge to the Colaba Railway Station, were sanctioned at an estimated cost of Rs. 5,410. The expenditure incurred was Rs. 4,900.

Railings, Charni Road Gardens.

31. The work of providing cast iron railing to replace the old ones, to the dwarf wall at the North end of the Charni Road Garden on the Kennedy Sea Face was completed at an expenditure of Rs. 340.

Water Service to Flats.

32. With a view to protect the haystacks on the Mahalaxmi Flats against fire, the Board sanctioned the provision of a water service in the area leased for stacking hay at an estimated cost of Rs. 4,280. The work was in progress.

Widening Chaopati Road.

33. During the year the work of widening the main Chaopati Road, so as to provide 10 feet foot paths on each side thereof was sanctioned. The work is being carried out by the Executive Engineer, Presidency, on behalf of the Board, against the sanctioned estimate Rs. 6,936.

Agripada Estate. Filling in Sites.

34. *Schedule D. Lands.—The Agripada Estate.* Plots 13 and 14. The filling in of the portion of these plots lying between the Indian Manufacturing Mill on the North, Souter and extension of Sankli Street (west of Souter Street) on the South, Morland and Ripon Roads on the East, and Gilder Street on the West, was completed, the expenditure during the year being Rs. 9,365.

35. The filling in of Plots Nos. 15 and 16 was also completed during the year. The outlay was Rs. 1,39,952 against the sanctioned estimate of Rs. 1,72,346.

36. Filling in a portion of the Agripada Estate, West (between Souter Street on the North, Club Road on the South, Morland Road on the East, and Gilder Street on the West) is in progress. The total expenditure was Rs. 26,767 against the sanctioned estimate of Rs. 79,550.

Souter Street.

37. The collection of materials for Souter Street was completed during the year, the total expenditure was Rs. 10,072 against the sanctioned estimate of Rs. 27,067.

Gilder Street.

38. The materials required for Gilder Street have been collected; but the work is delayed for want of the Municipal approval to the drainage plans. The total expenditure was Rs. 2,436 against the sanctioned estimate of Rs. 19,705.

Roads on Agripada Estate.

39. The materials for construction of the roads on the Agripada Estate have been collected; the work is delayed for want of the Municipal approval to the drainage plans. The expenditure was Rs. 21,258 against the sanctioned estimate of Rs. 84,440.

40. Two Steam Road Rollers (one 6 ton and one 10 ton) were purchased at a cost of Rs. 12,810. Steam Rollers.

Surveys.

41. The survey by Mr. Tapsell of the Northern portion of the Island of Bombay from Sion to Latitude 19° 0′ 30″ was completed during the year. The survey comprises 139 sheets, all of which have been delivered, 30 sheets (20 copies each) have been photozincographed at a cost of Rs. 1,957. The remainder will soon be received from the Photozinco Office.

42. A further survey by Mr. Tapsell, at a cost of Rs. 45,000, for the portion of the Island between Latitude 18° 58′ and 19° 0′ 30″ was sanctioned.

43. The portion between 18° 58′ and 18° 59′, which was to be first undertaken, has been completed and the delivery of the sheets will soon commence. The triangulation of the whole area has been completed.

Finance and Accounts.

44. Though budgeted for, no fresh loan was raised during the year, as, owing to difficulties experienced in settling claims for compensation in connection with the acquisition of properties for the 1st Nagpada Improvement Scheme, there was a large unexpended balance of the Rs. 50 lakhs loan raised in 1899.

45. The accounts attached are in the form prescribed by the several sections of the Act. Accounts.

46. The general account which comprises the Revenue operations of the Board shows a net credit balance for the year of Rs. 4,60,106 as follows :— General Account.

	Rs.
Revenue	7,82,603
Expenditure	3,22,797
Surplus ...	4,60,106

47. The receipts include a sum of Rs. 4,74,605 paid by the Municipal Commissioner in respect of the Municipal contribution payable to the Board under Section 72 of the Act.

48. Correspondence has taken place during the year as to the correct mode of calculating the amount of this contribution in terms of the Act, but no definite settlement was arrived at before the close of the year.

49. The receipts include also a net sum of Rs. 1,66,023 (Rs. 2,15,252—49,229) realized from the investment of cash balances, and Rs. 92,370 as rents and proceeds of the sales of temporary occupancy rights.

50. The expenditure includes Rs. 51,734 for the maintenance of properties and Rs. 2 lakhs for interest on the Debenture Loan of 1899.

51. The cash balances at the disposal of the Board from time to time were profitably employed, and, on the whole, fair interest was earned thereon, the average of which worked out to 4½ per cent. This result is very favourable.

52. The balance at the credit of the General Account, *viz.*, Rs. 4,60,106, has been appropriated to meet current capital expenditure as provided for in the Act.

Capital Account.

53. The capital expenditure during the year amounted to Rs. 10,02,005, made up as follows :—

	Rs.
Cost of management and incidental expenses under Section 75 (1) of the Act ...	95,736
Engineer's Establishment chargeable to works	70,968
Improvement of Lands vested in the Board :—	
Schedule C, Lands	31,605
Schedule D, do.	1,00,913
Scheme No. 1 "First Nagpada Improvement Scheme"	6,64,171
Schemes Nos. V and VI, Cost of surveys and printing maps	24,457
Tools and Plant	14,155
Rs. ...	10,02,005

Staff.

54. Rao Bahadur Himatlal Dhirajram was appointed Estate Manager to the Board from 16th October 1900.

55. Mr. P. Reynolds, the Engineer, proceeded on two months' leave to Europe and Mr. E. W. Bryant, Deputy Engineer, was appointed to act for him.

The Board.

56. The Board held 31 meetings and there were in all 59 Committee meetings during the year.

Mr. W. C. Hughes, C.I.E., proceeded on 6 months' furlough from 1st May 1900 and Mr. S. Rebsch was appointed to act for him and was confirmed in the appointment on 19th December 1900 on Mr. Hughes being appointed Chairman of the Bombay Port Trust.

Mr. J. Willcocks proceeded on leave from 4th April to 10th June 1900.

Mr. P. B. Savile resigned office as Trustee on 1st May 1900 and in his place Mr. F. C. Macrae was nominated by Government on 3rd May 1900.

Mr. J. M. Dick resigned on 5th September 1900 and Mr. F. C. Rimington was elected in his place by the Chamber of Commerce.

Mr. T. Blaney, C.I.E., resigned on 21st September 1900 and Lieut.-Colonel H. D. Olivier, R.E., was nominated by Government in his place.

Mr. W. L. Harvey, Municipal Commissioner, proceeded on leave in November 1900, and the ex-officio appointment was held by Mr. J. Sladen, I.C.S.

Mr. C. T. Burke resigned on 20th December 1900, and Mr. W. C. Hughes, C.I.E., was elected by the Port Trustees in his place.

Brigadier-General F. Ventris handed over command of the Bombay District in March 1901 and was succeeded by Brigadier-General W. H. Riddell.

The following Trustees vacated office on 31st March 1901 under the operation of Section 12 of the Act :—

Sir Bhalchandra Krishna Bhatavadekar, Kt.,
Mr. Dinsha Edulji Wacha,
„ Accacio G. Viegas,
„ Sassoon J. David,
„ J. Willcocks,
„ F. C. Macrae,
Lieut.-Col. H. D. Olivier, R.E.

Before the close of the year Sir Bhalchandra K. Bhatavadekar, Kt., and Mr. Dinsha E. Wacha, were re-elected by the Corporation, and Mr. Sassoon J. David by the Millowners' Association, and Messrs. J. Willcocks, F. C. Macrae and Lieut.-Col. H. D. Olivier, R.E., were re-appointed by Government.

Mr. J. D. Framjee was appointed Special Collector for Land Acquisition and took up his duties on 13th August 1900.

S. REBSCH,
Chairman.

BOMBAY, 1*st June* 1901.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

CITY OF BOMBAY

GENERAL BALANCE SHEET

CAPITAL AND LIABILITIES.

CAPITAL ACCOUNT.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Original Debt due to the Secretary of State for India as per Schedule C of Act IV of 1898	72,60,992 0 0		
Add—Area of Site on Kennedy Sea Face appropriated for building purposes as per Government Resolution No. 4333, dated 3rd October 1899	250 0 0		
	72,61,242 0 0		
Less—Value of land devoted to new roads at Chaupati Estate as per Government Resolution No. 3700, dated 14th July 1900	1,59,300 0 0	71,02,042 0 0	
Original Debt due to the Municipal Corporation as per Schedule D of Act IV of 1898	18,40,559 0 0		
Less—Value of land resumed by the Municipality at Matunga as per Government Resolution No. 2885, dated 2nd June 1900	1,451 8 0	18,39,107 8 0	
			89,41,149 8 0
Debenture Loan of 1899 at 4 per cent. due to the general public		.....	50,00,000 0 0
Sale proceeds of buildings under Section 64 of Act—			
At Agripada Estate...		567 5 10	
„ Chaupati „		2,217 9 8	
„ First Nagpada Estate		9,471 12 10	
			12,256 12 4
Appropriations from General Account under Section 79 (1) of Act—			
Balance up to end of 31st March 1900		2,87,621 10 7	
„ for the year ending 31st March 1901		4,60,106 5 5	
			7,47,728 0 0
Total Capital Account...			(*a*) 1,47,01,134 4 4
GENERAL ACCOUNT.			
Receipts from Ground Rents, Rents of Buildings, Lease-holds, &c., under Section 76 of the Act		92,370 4 5	
Contribution from Municipal Fund under Section 72 of the Act ...		4,74,605 0 0	
Interest on Investments, &c.		2,15,627 15 7	
(See Appendix C)		.....	7,82,603 4 0
Total General Account ...		.....	(*b*) 7,82,603 4 0

IMPROVEMENT TRUST.

AS AT 31st MARCH 1901.

PROPERTY AND ASSETS.

CAPITAL ACCOUNT.	Rs.	a.	p.	Rs.	a.	p.
Value of land as per Contra				.....			89,41,149	8	0
Cost of management and incidental expenses up to 31st March 1900	1,42,787	2	6						
Engineer's establishment chargeable to works up to 31st March 1900	74,944	9	11	2,17,731	12	5			
Cost of management and incidental expenses for the year ending 31st March 1901	95,735	9	4						
Engineer's establishment chargeable to works for the year ending 31st March 1901	70,968	5	9						
(*See* Appendix **A**)				1,66,703	15	1			
							3,84,435	11	6
Refund to Government under Section 69 (1) and (2) of Act ...				88,018	11	7			
Improvement of Lands vested in the Board.									
Schedule **C**—*Lands.*									
Laying out Chaupati Estate	Rs. 75,734	a. 3	p. 2						
Fire Service on Cotton Green	5,021	1	4						
New Roads on Hornby Road Plot	28,846	10	11						
Schedule **D**—*Lands.*									
Laying out Agripada Estate	1,98,231	15	9						
Schemes.									
Scheme No. 1—First Nagpada Improvement Scheme	6,85,651	14	2						
Schemes Nos. V. and VI.—Dadar-Matunga and Matunga-Sion Schemes— Cost of surveys and printing maps	29,457	0	0						
(*See* Appendix **B**)				10,22,942	13	4			
							10,60,961	8	11
Tools and Plant				.....			14,155	0	0
							(*e*) 1,04,00,701	12	5
Balance				.....			43,00,432	7	11
Total Capital Account				.....			1,47,01,134	4	4
GENERAL ACCOUNT.									
Charges for Maintenance, &c., as per Section 77 (1) of the Act... ...				51,734	4	7			
Auditors' Fees				1,000	0	0			
Amount set apart as Sinking Fund under Section 55 (1)				20,480	0	0			
Interest on Debenture Loan of 1899, Security deposits, &c.				2,49,282	10	0			
(*See* Appendix **D**)				.....			3,22,496	14	7
Appropriated to Capital under Section 79 (1)				.....			4,60,106	5	5
Total General Account ...				.....			(*f*) 7,82,603	4	0

GENERAL BALANCE SHEET

CAPITAL AND LIABILITIES.

	Cash.	*Securities.*
SINKING FUND ACCOUNT.	Rs. a. p.	Rs. a. p.
Amount received for 1900-1901 from General Account Revenue under Section 55 (1)	20,480 0 0	
Interest on 4 per cent. Municipal Debentures	229 1 4	
Nominal Value of Debentures purchased as per Contra	.....	21,000 0 0
Total Sinking Fund Account ...	(*c*) 20,709 1 4	(*c*) 21,000 0 0
MISCELLANEOUS ACCOUNTS.		
Deposits from Merchants, Contractors and others	54,308 11 9	25,000 0 0
Advances from Trustees, Hindu Burning Ground for Footpath	137 6 9	
Profit and Loss on Investments	10,531 4 0	
	(*d*) 64,972 6 0	
TRUSTEES' INVESTMENTS—		
Nominal value of 4 per cent. Municipal Debentures as per Contra ...	.....	1,39,500 0 0
Balance	3,21,311 1 4	
Total Miscellaneous Account	3,86,283 7 4	(*d*) 1,64,500 0 0
Grand Total...(*a*), (*b*), (*c*), and (*d*)	1,55,69,418 15 8	1,85,500 0 0

Examined and found correct. We have checked the Securities in which the Trustees' Surplus Balances are invested, and the Security Deposits of Contractors and others, and find them to agree with the amounts entered above. We have also checked the Cash Balance and find it as stated.

O. T. BARROW,
Accountant-General.

W. BLAKEMAN,
Chief Superintendent.

} *Auditors.*

BOMBAY, *8th June* 1901.

AS AT 31ST MARCH 1901—*contd.*

PROPERTY AND ASSETS.

		Cash.	*Securities.*
SINKING FUND ACCOUNT.		Rs. a. p.	Rs. a. p.
Cost of 4 per cent. Municipal Debentures		(*g*) 20,658 12 0	.....
Balance... ...		50 5 4	21,000 0 0
... Total Sinking Fund Account ...		20,709 1 4	21,000 0 0
MISCELLANEOUS ACCOUNTS.			
Refund of deposits to Merchants, Contractors and others...		20,420 11 9	(*h*) 2,000 0 0
Cost of Maintenance, Hindu Burning Ground Footpath		98 15 7	
Advances on Imprest Accounts		31,500 0 0	
Discount on Debenture Loan of 1693 to be met from Sinking Fund...		2,00,000 0 0	
TRUSTEES' INVESTMENTS.—			
Cost of 1,39,500 of 4 per cent. Municipal Debentures, being Surplus Cash Balance permanently invested on account of Sinking Funds ...		1,84,268 12 0	
Balance		.....	1,62,500 0 0
Total Miscellaneous Account		(*h*) 3,86,283 7 4	1,64,500 0 0
Total (*e*), (*f*), (*g*) and (*h*)		1,15,90,247 8 9	2,000 0 0
Balances in Banks and in hand—	Rs. a. p.		
Capital Account	43,00,432 7 11		
Sinking Fund Account	50 5 4		
Cr.	43,00,482 13 3		
Miscellaneous Account ... ... *Dr.*	3,21,311 1 4		
		(*i*)*39,79,171 11 11	(*i*) *1,83,500 0 0
Grand Total (*e*), (*f*), (*g*), (*h*) and (*i*) ...		1,55,69,418 15 8	1,85,500 0 0

* *Specification of Balances in Banks and in hand.*

	Rs. a. p.
National Bank of India, Limited ...	5,62,020 11 6
Chartered Bank of India, Australia and China	4,12,428 10 8
Hongkong and Shanghai Banking Corporation	29,722 5 9
Bank of Bombay	25,00,000 0 0
Bank of Bengal	4,75,000 0 0
Rs. ...	39,79,171 11 11

	Rs. a. p.
Government Promissory Notes	18,000 0 0
Municipal Debentures ...	1,60,500 0 0
Port Trust „ ...	5,000 0 0
Rs. ...	1,83,500 0 0

S. REBSCH,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

SECRETARY'S OFFICE,
BOMBAY, 1*st June* 1901.

Appendix A.

CAPITAL ACCOUNT.

Cost of Management and Engineering Department.

Budget Estimate for the year 1900-1901.	Revised Estimate for the year 1900-1901.	Particulars.				Actual Expenditure for the year 1900-1901.		
Rs.	Rs.	Cost of Management and incidental Expenses as per Section 75 (1) of the Act.				Rs.	a.	p.
		Chairman's Salary and Allowances.						
30,000	26,650	Salary	Rs.	26,209	10 10			
5,250	11,370	Exchange Compensation, Pension and Leave Contribution.	„	11,341	13 9			
						37,551	8	7
11,000	13,630	*Trustees' Fees*				14,880	0	0
10,000	.....	*Expenses of Tribunal*				.....		
		Secretary's Department.						
24,700	22,100	Establishment	Rs.	22,108	6 1			
2,000	2,000	Contingencies, including postage	„	1,775	5 5			
200	200	Books	„	91	8 0			
500	300	Stationery	„	354	7 3			
4,000	4,000	Printing	„	3,263	4 11			
						27,592	15	8
5,000	5,000	*Law Expenses*				2,879	11	0
1,500	700	*Furniture*				449	15	3
9,400	8,400	*Rent of administrative offices*				8,400	0	0
.....	.....	*Stamp Duty and Expenses of Loan*				3,647	2	4
600	600	*Clothing to peons*				334	4	6
				Total	...	95,735	9	4
		Engineering Department.						
72,470	65,060	Establishment	Rs.	63,899	2 7			
5,280	4,830	General Surveys	„	4,525	7 2			
1,000	300	Survey Instruments	„	237	10 2			
		Contingencies :—						
1,000	.....	Models		.....				
1,000	700	Stationery	Rs.	991	14 5			
500	800	Printing	„	737	4 0			
600	600	Sundries	„	576	15 5			
						*70,368	5	9
1,86,000	1,67,180			Grand Total	... Rs.	1,66,703	15	1

* Chargeable to works.

Examined and found correct.

O. T. BARROW, *Accountant-General.*
W. BLAKEMAN, *Chief Superintendent.*
} *Auditors.*

S. REBSCH, *Chairman.*
W. N. SHILSTONE, *Secretary and Chief Accountant.*

Bombay, 8*th June* 1901.

Secretary's Office,
Bombay, 1*st June* 1901.

Appendix B.

CAPITAL ACCOUNT.

STATEMENT OF EXPENDITURE ON WORKS.

Works.	Expended to 31st March 1900.	Expended in 1900-1901.	Total.	Total Expenditure to 31st March 1901.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.				
SCHEDULE C.—LANDS.				
Laying out Chaupati Estate ..	66,837 5 11	8,896 13 3	75,734 3 2	75,734 3 2
Fire Service on Cotton Green ...	5,021 1 4	.....	5,021 1 4	5,021 1 4
New roads on Hornby Road Plot—	6,139 0 0	22,707 10 11	28,846 10 11	28,846 10 11
SCHEDULE D.—LANDS.				
Laying out Agripada Estate—				
Filling in site	97,318 10 7	67,194 14 5	1,64,513 9 0	
Constructing Sonter Street....	.....	10,012 8 3	10,012 8 3	
„ Gilder Street....	.....	2,435 8 1	2,435 8 1	
„ other roads ...	.....	21,270 6 5	21,270 6 5	1,98,231 15 9
SCHEMES.				
SCHEME No. 1.—FIRST NAGPADA IMPROVEMENT SCHEME.				
Acquisition of Properties ...	.....	5,15,946 12 8	5,24,734 0 8	
Brokerage, law charges and sundries	.....	8,787 4 0		
New Streets	.....	6,693 10 0	6,693 10 0	
Chawls at Agripada	21,480 11 11	1,32,743 7 7	1,54,224 3 6	6,85,651 14 2
SCHEMES Nos. V. & VI.—DADUR-MATUNGA AND MATUNGA-SION STREET SCHEMES.				
Survey of the northern portion of the Island of Bombay ...	5,000 0 0	10,000 0 0	15,000 0 0	
Printing Maps	.....	1,957 0 0	1,957 0 0	
Topographical survey between parellels 18°-58′×19°-0′-30″..	.....	12,500 0 0	12,500 0 0	29,457 0 0
GRAND TOTAL Rs. ...	2,01,796 13 9	8,21,145 15 7	.....	10,22,942 13 4

Examined and found correct.

O. T. BARROW,
Accountant-General.
W. BLAKEMAN,
Chief Superintendent.
} *Auditors.*

BOMBAY, *8th June* 1901.

S. REBSCH,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

SECRETARY'S OFFICE,
BOMBAY, *1st June* 1901.

Appendix C.

GENERAL ACCOUNT.

REVENUE.

Budget Estimate for the year 1900-1901.	Revised Estimate for the year 1900-1901.	Statement of Receipts.	Actual Receipts for the year 1900-1901.	
Rs.	Rs.		Rs. a. p.	Rs. a. p.
		RENTS AND OTHER PROCEEDS OF PROPERTIES.		
		1.—*Schedule C.*		
9,000	21,130	The Flats	27,086 13 0	
300	1,410	„ Kennedy Sea Face...	1,694 13 3	
.....	.....	„ Cooperage Plot	.....	
5,000	6,500	„ Marine Lines Estate	6,566 1 7	
500	622	„ Secretariat Plot	659 11 11	
2,000	3,690	„ Wellington Lines Plot	4,520 6 5	
2,000	2,130	„ Wodehouse Road Plot	2,303 0 7	
8,000	10,380	„ Cotton Green Plot	11,441 4 10	
2,500	70	„ Saluting Battery Plot	67 8 6	
2,000	1,730	„ Crescent Site	1,680 9 10	
50	50	„ Plot South of old Town Barracks ...	42 2 0	
9,000	9,370	„ Hornby Road Plot	11,889 2 2	
.....	.....	„ Plot South of Crawford Market ...	15 5 9	
.....	.....	„ Dispensary Plot	.....	
2,000	810	„ Plot North of Municipal Office ...	2,062 8 3	
8,400	* 5,630	„ Chaupati Estate	3,947 12 3	
250	310	„ Police Lines Plot, Dadar	351 7 6	
4,000	5,550	„ Parel Estate	6,052 13 1	
50,000	69,432			80,381 8 11
		2.—*Schedule D.*		
100	130	The Connaught Road Estate	130 4 6	
2,200	2,250	„ Agripada Estate	2,479 11 6	
200	350	„ Lands at Matunga	479 4 0	
2,500	2,730			3,089 4 0
500	612	3.—*Lands leased by Government (Schedule F.)*	612 13 0	
		4.—*Other Lands and Buildings vesting in the Board.*		
	10,000	The First Nagpada Estate	8,286 10 6	
... 500	10,612			8,899 7 6
53,000	82,774	Total ...	.....	92,370 4 5
4,75,000	4,74,605	*Contribution from Municipal Fund* ...		4,74,605 0 0
1,000	1,000	*Receipts from Property tax under Section 73 of Act*	.....	.....
75,000	45,800	*Interest on investments*	92,301 12 7	
.....	1,21,290	*Interest on temporary investment of cash Balance*	1,22,950 4 11	
.....	.....	*Interest on Security Deposits*	146 1 6	
.....	.....	*Unclaimed wages written off*	229 12 7	
5,51,000	6,42,695			2,15,627 15 7
6,04,000	7,25,469	GRAND TOTAL ... Rs.		7,82,603 4 0

Examined and found correct.

O. T. BARROW, *Accountant-General.*
W. BLAKEMAN, *Chief Superintendent.*
Auditors.

S. REBSCH, *Chairman.*
W. N. SHILSTONE, *Secretary and Chief Accountant.*

BOMBAY, *8th June* 1901.

SECRETARY'S OFFICE,
BOMBAY, *1st June* 1901.

Appendix D.

GENERAL ACCOUNT.

EXPENDITURE.

Budget Estimate for the year 1900-1901.	Revised Estimate for the year 1900-1901.	Statement of Charges.	Actual Expenditure for the year 1900-1901.	
Rs.	Rs.		Rs. a. p.	Rs. a. p.
		MAINTENANCE OF PROPERTIES.		
		1.—*Schedule* C.		
1,000	5,000	The Flats	2,592 5 4	
11,640	31,000	„ Kennedy Sea Face	18,115 8 2	
.....	.....	„ Cooperage Plot	.....	
2,220		„ Marine Lines Estate	1,845 3 6	
60		„ Secretariat Plot	.....	
800		„ Wellington Lines Plot	910 12 6	
880		„ Wodehouse Road Plot	840 18 11	
1,200		„ Cotton Green Plot...	1,160 10 11	
100		„ Saluting Battery Plot	105 6 7	
600		„ Crescent Site	704 6 2	
60	12,600	„ Plot South of old Town Barracks ...	51 7 5	
1,340		„ Hornby Road Plot	1,372 12 1	
170		„ Plot South of the Crawford Market..	33 0 5	
15		„ Dispensary Plot	16 0 5	
150		„ Plot North of Municipal Offices ...	126 18 6	
850		„ Chaupati Estate	1,391 7 10	
15		„ Police Lines Plot, Dadar	.....	
3,950		„ Parel Estate	2,827 10 11	
25,000	48,600		32,094 7 8	
12,000	13,974	Municipal Rates and Taxes	14,061 15 5	
37,000	62,574			46,156 7 1
		2.—*Schedule* D.		
360		The Connaught Road Estate	314 9 1	
670	1,060	„ Agripada Estate	539 15 9	
670		„ Lands at Matunga	360 10 0	
1,700	1,060		1,215 2 10	
4,000	2,698	Municipal Rates and Taxes	2,712 12 10	
5,700	3,758			3,927 15 8
		3.—*Schedule* E.		
800	240	The Foreshores, Colaba, Walkeshwar and Mahalaxmi	.....	295 11 8
800	240			
		4.—*Other Lands and Buildings vested in the Board.*		
.....	500	The First Nagpada Estate	273 3 4	
.....	1,100	Municipal Rates and Taxes	1,080 14 10	1,354 2 2
43,500	68,172	Total ...		51,734 4 7
1,000	1,000	*Auditors' Fee*	.....	1,000 0 0
25,000	25,000	*Sinking Fund*	.....	20,480 0 0
2,00,000	2,00,000	*Interest on Debenture Loan of* 1899 ...	2,00,000 0 0	
.....	.....	„ *Investments (recoverable)* ...	49,229 0 11	
.....	.....	„ *Security Deposits*	58 9 1	
				2,49,282 10 0
2,26,000	2,26,000			
2,69,500	2,94,172	GRAND TOTAL Rs. ...		3,22,496 14 7

Examined and found correct.

O. T. BARROW,
Accountant-General.

W. BLAKEMAN,
Chief Superintendent.

Auditors.

S. REBSCH,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

BOMBAY, *8th June* 1901.

SECRETARY'S OFFICE,
BOMBAY, *1st June* 1901.

Account of Balance under General Account as per Section 79 (3) of Act IV of 1898.

1899.					
March 31st—By Balance	*Cr.*	Rs.	1,80,067	0	0
1900.					
March 31st—By Balance	*Cr.*	Rs.	1,07,554	10	7
1901.					
March 31st—By Balance	*Cr.*	Rs.	4,60,106	5	5

Examined and found correct.

O. T. BARROW,
Accountant-General.
W. BLAKEMAN,
Chief Superintendent.
} *Auditors.*

BOMBAY, *8th June* 1901.

S. REBSCH,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

SECRETARY'S OFFICE,
BOMBAY, *1st June* 1901.

APPENDIX.

Accompaniments to Government Resolution, No. 1483, dated the 14th March 1901.

No. 144, dated the 28th January 1901.

From—The Director-in-Chief, Plague Research Laboratory,

To—The Under-Secretary to Government, General Department (Plague), Bombay.

In accordance with Government Resolution No. 3003 of 12th June 1900, I have the honour to forward herewith a report by Dr. G. Taylor of observations made at Nagpada and Agripada upon the variation in the amount of Carbonic Acid (CO_2) found in the ground air of these localities, as contrasted with similar observations made in the disused garden at the back of Old Government House, Parel.

2. For the better understanding of this report it may be advisable to mention that the amount of Carbonic Acid (CO_2) in the ground air may be taken as an indication of the degree of contamination of the soil; for the CO_2 is due to fermentation of the organic matter, whereby the latter is oxidized with the resulting production of this gas. The more organic matter there is in any given soil, the more will be the amount of CO_2 manufactured by the action of these microbes, if suitable conditions, such as mentioned below, be also present.

Other products of oxidation, such as ammonia and Carburetted Hydrogen, may for our present ends be neglected.

When using the production of CO_2 for purposes of comparison, we must recollect, however, that its formation depends also on the following :—

(*a*) the permeability of the soil ;

(*b*) the depth from the surface from which the sample of ground air is taken ; and

(*c*) the temperature and moisture present.

In a previous soil rapid oxidation takes place, and therefore one might expect to find more CO_2 ; but the free porosity of the soil permits of rapid diffusion into the atmosphere, so that actually less is found in such a soil near the surface than in a tenacious clay, for instance. In a porous soil then we find less CO_2 at three feet from the surface than at six ; while in a clay soil the reverse is the case.

Again the amount of CO_2 varies with the temperature and moisture, being least in winter and spring, and greatest in summer and early autumn.

In the soils experimented on by Dr. Taylor *similar* conditions were present, so that we may with safety take the amount of CO_2, present as an index to the comparative contamination of these localities.

3. The experiments at Government House were instituted to serve as a standard for comparison, and the site chosen is one where the soil has not been disturbed for some years, and where, therefore, it is probable that little artificial contamination has taken place.

It is proposed to continue these observations in the Government House compound daily throughout the year, so as to form a standard for comparison with experiments which may in future be made in any locality, at whatever period of the year the examination may happen to take place.

4. Dr. Taylor's results point to the soil at Agripada being as much superior, in regard of purity, to the Nagpada soil, as the Government House grounds are to the soil at Agripada.

5. The results would, in all probability, be still more favourable to Agripada, if Dr. Taylor had drawn in that locality, the air, for examination from a depth less than three feet, as I understand that the new soil made at Agripada by the Improvement Trust reaches a depth of 2½ feet only, and Dr. Taylor's statements are thus to be referred to the old Agripada stratum.

It may therefore be interesting to complete Dr. Taylor's results by a few observations made upon the new layers and, if the Trust considers this desirable, the Laboratory will depute a reliable officer to carry out these additional observations, upon the Trust sanctioning gharry-hire expenses to be incurred by that officer.

6. The number of micro-organisms in the air of any locality varies so greatly with local disturbances of the dust and atmosphere that it is almost impossible to arrive at useful conclusion from their enumeration, and in the present instance the great difference noted by Dr. Taylor is certainly due to the dense population present at Nagpada and the uninhabited state of Agripada.

Dated the 13th December 1900.

From—The Special Medical Officer on Plague Duty attached to the Plague Research Laboratory, Parel,

To—The Director-in-Chief, Plague Research Laboratory, Parel, Bombay.

I have the honour to report that, in accordance with instructions received from Major Bannerman, I have made an examination of the ground air in five localities in or near Pir Khan Lane, Nagpada, for the purpose of estimating the contamination of the soil of that locality. These examinations have been extended over a considerable part of the year and show the variations produced by the climatic conditions throughout that period. I have also made four examinations of the ground air in the newly made ground at Agripada within the area now being built upon, and have made an examination into the number of micro-organisms present in the atmosphere of these districts in Nagpada and in Agripada.

In addition to the experiments, similar examinations of the ground air have been made (at Major Bannerman's suggestion) in the grounds behind Government House, Parel. These Government House experiments have been conducted by Dr. Kapadia and other members of the Laboratory staff, and I have checked the results in several instances and have found them to be strictly accurate. The figures from these Government House experiments are given for purposes of comparison.

The following are the positions from which the ground air was taken :—

Nagpada Experiments—

(*a*) A room in Pir Khan Lane (north side), having a stone floor with open joints raised above the level of the street by about two feet. The depth at which the air was taken was three feet.

(*b*) A room in a lane at right angles and near to Pir Khan Lane on the west side of the street, having a stone floor with cemented joints and raised less than a foot above the street level. Depth of tube three feet.

(*c*) A verandah in front of a chawl in the same lane as (*b*), but on the east side ; the tube was placed about a yard from the front wall of the chawl and at a depth of three feet.

(*d*) A room also on the east side of the same lane having a cow-dung floor. This room was sheltered from the sun at (8 A.M.) by a verandah at the back. The floor was slightly above the level of the street and the tube was carried down for three feet.

(*e*) A small quadrangle near Pir Khan Lane having small openings at each corner. This place was in a filthy condition and was partly used for the collection of *cutchra* previous to removal. The tube was placed rather to the western side and was sunk to a depth of two feet, as we found that at three feet the soil was water-logged.

Government House Experiments—

No. 1 at a depth of 1 ft. ...
No. 2 „ „ 2 „ ...
No. 3 „ „ 3 „ ...

} Placed in a row directly behind, but at some distance from the main building, under some trees at the commencement of the garden.

Agripada—

1. Tube at a depth of three feet within the area enclosed by the new buildings and within a few feet of the verandah of the southern block.

The micro-organisms in the atmosphere.—These experiments were made near the site of tube (*e*) in Nagpada and near the (single) tube at Agripada.

Method of Examination.

The apparatus employed throughout the ground air experiments was that of Professor Pettenkofer of Munich with the modification of " Pettenkofer's tube " invented by Dr. Maitland Gibson. This modification adds greatly to the convenience and accuracy

of the original apparatus. These Gibson-Pettenkofer tubes are filled with Baryta Solution (100 c.c.) and one litre of air is drawn through the tube in each experiment in about an hour by water syphonage. When the litre of ground air has passed through the 100 c.c. of Baryta Solution, the latter is then poured into bottles which are hermetically sealed and carried to the Laboratory, where it is "titrated" against a standard solution of Oxalic Acid (Pettenkofer's Oxalic Solution).

These ground air experiments were made at 8 A. M. each morning, and the figures for correction of temperature, &c., were obtained from the Colaba Observatory. The Government House experiments, however, were made in the afternoon and the temperature noted at the time in the Laboratory.

Results of the Ground Air Experiments.

The following are the averages of the figures after correction for temperature expressed in parts per 1,000 :—

Month.	NAGPADA.					AGRIPADA.
	A (room).	B (room).	C (street).	D (room).	E (street).	
February	8·2	3·2	47·3	...	...	...
March	9·2	2·4	41·9	6·8	...	...
April	9·9	...	...	7·6	76·6	...
May	9·5	...	...	5·6	67·8	...
June	6·6	...	...	3·7	45·3	...
July	7·0	...	...	2·2	...	...
August	5·3	...	...	...	...	...
September	8·9	...	...	...	...	...
December	6·7	...	...	...	...	32·5
Averages...	7·9	2·8	44·6	5·2	63·2	32·5

By taking out the decimal point from the above figures we then have the parts expressed in parts per 10,000 (which is the usual method of expression). It will be observed that those averages vary with the temperatures of their respective months.

During the months of April, May, June and July there was considerable trouble with the solutions used owing to their decomposition by the high temperatures of the atmosphere.

As regards the results from different sites, it will be observed that the soil of the streets (C and E) as also Agripada are much more contaminated than the soil under rooms (A, B and D). Regarding the rooms it will be seen that (B), a room with a stone floor, having the joints cemented, is by far the best examined, giving an average of only 2·8 parts per 1,000. This is the lowest result obtained and compares favourably with the garden soil at Government House, Parel, which gives 5·5 at a depth of one foot, 13·5 at two feet and 21·1 at a depth of three feet (average of results).

The next best soil to B was that of room D which had a cow-dung floor and was also well sheltered from the morning sun. This room gave an average of 5·2 parts per 1,000. The room A which had a stone floor but with open joints gave the least favourable results of the rooms examined, giving an average of 7·9 parts per 1,000. The examinations in this room were continued from first to last, and as being fairly constant may be used as a standard or key to the variations found at the other sites at the same period.

Regarding the soil in the street of Nagpada, the contamination is very marked; at C (outside the Chawl) the average was 44·6 parts per 1,000 or about 16 times greater than that of room B, while the quadrangle E gives an average of 63·2 parts per 1,000 or about 23 times greater than the room B. In the month of June the tube gradually becomes water-logged, with the result of reducing the (apparent) results. The results are, however, given to show the effect produced. All those figures given above are corrected for temperature.

At Agripada I had only time to make four examinations which gave an average of 32·5 parts per 1,000 at 3 feet which is higher than the 3 ft. tube at Government House (21·1). This is probably due to the soil being newly-made ground.

I give tables and also charts for each month during which the experiments were carried on. In the first chart (month of February) I also give the barometric pressure at 8 A.M. and the temperatures of the air at 8 A.M., as also the maximum and minimum for each day. All these figures are obtained from the Observatory at Colaba. In the monthly tables I give the figures both before and after correction for temperature as regards the Nagpada experiments. In the case of the Government House experiments, I give the corrected figures only. I also give the temperatures, barometric pressure, ground temperature and humidity, all obtained from the Colaba Observatory. The figures were obtained to ascertain if the variations sometimes met with in the results from day to day could be explained by the physical surroundings of the sites examined. As there was no indication given by those figures which would explain the variations, some of the figures (*e.g.*, ground temperature) are not given for the whole period covered by the experiments.

In the charts I have found it more convenient to give the curves from the street sites on a different scale from the curves from the rooms.

Micro-organisms in the atmosphere of Nagpada and Agripada.

The method employed for these experiments was that called "Petries Sand-filtering Method," and consists in drawing a measured quantity of the air of the locality through two layers of sterile sand. This sand is then put into a known quantity (100 c.c.) of sterile water and shaken up; 1 c.c. of this solution is then added to Agar-Agar and incubated in a "Petries dish"; on the second and third days of incubation the colonies are counted and the proportion calculated per cubic metre of air.

Nagpada.—Fifty litres of air were examined on the 7th December at 3 P.M. The site selected was in the small quadrangle near the tube E, and near which is a quantity of refuse. This neighbourhood is most filthy and offensive. I found 36,700 organisms for the 50 litres examined. This gives 734,000 organisms *per cubic metre* (1,000 litres).

Agripada.—Fifty litres of air were also examined at Agripada at the site of the tube employed for ground air on the 11th of December at 3 P.M. The number of organisms found was 1,700 in the 50 litres of air. This gives 34,000 organisms per cubic metre. The air of the Nagpada thus contained nearly 22 times the number of organisms found at Agripada. These experiments were conducted (as far as possible) under exactly similar conditions.

I regret that want of time prevents my isolating and identifying any of the organisms under the microscopes. Microscopic examination, however, showed a larger proportion of moulds in the air of Agripada than in that of Nagpada; as moulds generally float in air by themselves while the other organisms cling to dust and dirt, it will be seen that the proportion of what I may call "filth organisms" was greater in the air of Nagpada than in that of Agripada.

NOTE.—Copies of the Charts and Tables referred to above not being available are not attached.

BOMBAY IMPROVEMENT TRUST
FIRST NAGPADA IMPROVEMENT
SCHEME No. 1.
PLAN SHOWING EXISTING ARRANGEMENT OF BUILDINGS

SCALE 1" = 80 FEET

PLAYFORD REYNOLDS, M. INST. C.E.
ENGINEER

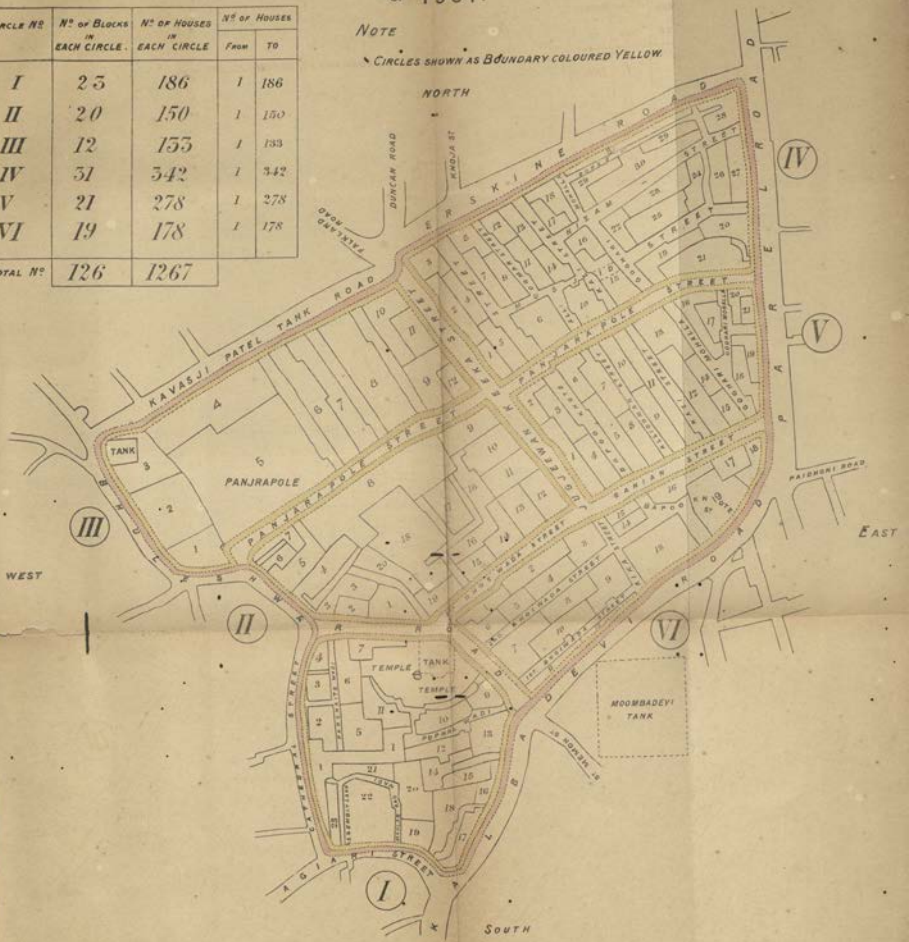
C. WARD. BHULESHWAR SECTION

PLAN SHOWING CIRCLES & BLOCKS FOR THE CENSUS OF 1901.

CIRCLE Nº	Nº OF BLOCKS IN EACH CIRCLE.	Nº OF HOUSES IN EACH CIRCLE	Nº OF HOUSES	
			FROM	TO
I	23	186	1	186
II	20	150	1	150
III	12	133	1	133
IV	31	342	1	342
V	21	278	1	278
VI	19	178	1	178
TOTAL Nº	126	1267		

NOTE

CIRCLES SHOWN AS BOUNDARY COLOURED YELLOW



SCALE 400 FT. ONE INCH.

Proposed roads in notified scheme coloured brown.
Proposed future extensions coloured red.
Possible future modifications scored.
Area for which representation has been received coloured green.

Bombay Improvement Trust.

BOARD OF TRUSTEES

At the Date of this Report.

1.	S. Rebsch, Esq.	*Chairman.*
2.	Brigadier-General Sir James Willcocks, K.C.M.G., D.S.O., Commanding Bombay District.	*Ex-Officio Trustees.*
3.	E. Gray, Esq., I.C.S., Collector of Land Revenue, Customs and Opium.	
4.	W. D. Sheppard, Esq., I.C.S., Acting Municipal Commissioner.	
5.	The Hon'ble Sir Bhalchandra K. Bhatavadekar, Kt., L.M.	*Elected by the Corporation.*
6.	Dinsha Edulji Wacha, Esq.	
7.	The Hon'ble Mr. Ibrahim Rahimtoola	
8.	Accacio G. Viegas, Esq., L.M. & S.	
9.	J. Fairclough, Esq.	*Elected by the Chamber of Commerce.*
10.	The Hon'ble Mr. W. C. Hughes, C.I.E.	*Elected by the Port Trustees.*
11.	Sassoon J. David, Esq.	*Elected by the Mill-Owners' Association.*
12.	Major C. H. L. Meyer, M.D., I.M.S.	*Nominated by Government.*
13.	Lieut.-Colonel H. D. Olivier, R.E.	
14.	F. C. Macrae, Esq.	

Bombay Improvement Trust.

Administration Report for the year ending 31st March 1902.

1. Since the constitution of the Board on the 9th of November 1898, 3·88 miles of road have been constructed for the development of the Estates vesting in the Board and in the execution of the 1st Nagpada Improvement Scheme. The completion of these roads with the filling and raising of the building sites has rendered 235,000 square yards of land available for the construction of buildings; a large part of this area represents lands suitable for the construction of buildings for the housing of persons who now cause the overcrowding complained of in the City proper. The Nagpada Improvement Scheme, which was the first one notified by the Board, has been practically completed. Considerable progress has been made in the acquisition of properties required for the Board's Scheme No. II, for opening up insanitary areas which lie to the south of the Native City. A detailed survey has been nearly completed of the northern part of the Island, extending from the Bellasis Road northwards, an area which had not previously been surveyed in detail. The experimental Chawls for the housing of the poor constructed at Agripada have been completed and were in occupation during the year. A scheme for the reclamation of a large area at Colaba has been formulated and submitted to Government for sanction, and certain Police accommodation schemes have also been submitted for sanction. All the recreation grounds vested in the Board have been conserved in a suitable manner. Besides the actual execution of the works already referred to, arrangements in connection with further development of the Board's properties, the formulation of Building Bye-laws, questions relating to finance and a great many other matters incidental to the Board's operations have received the attention of the Trustees. Preliminary Remarks.

2. The schemes notified up to date are as follows :—

(a) *For opening out and ventilating congested parts of the native town and reconstructing insanitary areas.* List of Schemes.

Scheme I.—The First Nagpada Improvement Scheme for the First Nagpada section of E Ward.

Scheme II.—Street Scheme from Queen's Road to the Carnac Bridge for the Chakla, Market and Dhobi Talao sections of C Ward.

Scheme III.—Street Scheme from Queen's Road to Elphinstone Bridge for Chaopati and Khetwadi Sections of D Ward, Khara Talao and Kumbarwada Sections of C Ward and the Umarkhadi and Dongri Sections of B Ward.

Scheme VIII.—Improvement Scheme for the Mandvi Koliwada Section of B Ward. Notified during the year.

(*b*) *For providing additional building areas to relieve over-crowding in congested parts.*

Scheme IV.—Gowalia Tank Scheme for the Walkeshwar and Chaopati Sections of D Ward.

Scheme V.—Dadar-Matunga Scheme for the Sion and Mahim Sections of F and G Wards.

Scheme VI.—Matunga-Sion Scheme for the Sion Section of F Ward.

Scheme VII.—Colaba Reclamation Scheme for the Lower Colaba Section of A Ward. Submitted during the year.

Of these Schemes No. 1 was sanctioned by Government during 1899-1900. Nos. II and IV during 1900-1901 and parts of Nos. III and V during the year under review.

The year's operations.

3. The progress made with the execution of works, &c., in connection with these Schemes and the development of the lands vested in the Board is detailed in the paragraphs which follow.

SCHEMES.

Scheme No. I.— The First Nagpada Improvement Scheme, E Ward.

Acquisition of properties.

4. *Scheme I.*—This Scheme was undertaken by the Board at the instance of the Municipal Commissioner with a view to the improvement of one of the most insanitary areas in the City of Bombay. Up to the 31st of March 1901, out of a total of 106 cases of acquisition of properties included in the Scheme, 78 were closed and awards given by the Special Collector in 35. During the year under review 20 cases have been closed and awards made in 62, making a total number of 97 awards. Out of these 97 awards 8 were appealed against to the Tribunal of Appeal, with the result that in one case the Collector's award was increased and in three cases the awards were upheld, the remaining four having been withdrawn before hearing.

The total area of the land acquired under the awards is 68,807 square yards, and the total amount of awards as follows :—

Acquired by private agreement...	...	...	Rs. 4,95,310
„ through the Court ...	...	...	„ 8,92,420
	Total	...	Rs. 13,87,730

In most of the cases acquired by private agreement a settlement was only arrived at after several hearings in the Collector's Court. In all cases the properties were formally acquired through the Collector, who alone is able to give the Board a clear title.

This gives an average rate of Rs. 20·17 per square yard of land with buildings thereon. The gross Municipal assessed annual value of the properties was Rs. 1,07,760, so that the average purchase price comes to 12·87 times the gross annual value.

From the properties thus acquired the Board have realized from rentals Rs. 10,166 and by the sale of materials of the old buildings Rs. 97,462, equivalent to an average of 14·39 of the estimated value of the buildings at the time of purchase. Receipts from properties acquired.

Four out of the six chawls at Agripada, sanctioned by the Board in December 1899, were completed at a cost of Rs. 1,64,105 inclusive of paving and draining the court-yard, against the proportionate amount of the sanctioned estimate of Rs. 1,67,416. The chawls were opened for occupation by the poorer classes on the 5th August 1901, since which time out of a total number of 294 rooms available an average monthly number of 237 rooms have been occupied, the average number of tenants being 807 adults and 130 children under 12 years of age. The construction of other chawls both within and outside the Nagpada area is under the consideration of the Board. Chawls completed and opened.

The Main Road and Cross Road No. I have been completed, the construction of the other roads and passages is well advanced, but their completion has been delayed owing to some of the properties on the lines of roads not having been acquired. Reconstruction of the area.

The expenditure during the year on the New Roads and Passages compared with the sanctioned estimate has been as follows :—

	Expenditure.	Sanctioned estimates.
	Rs.	Rs.
Main Road and Cross Road No. I	30,749	35,090
Remaining Roads and Passages	11,015	38,676
Total ... Rs.	41,764	73,766

Building By-laws, restrictions and regulations have been sanctioned by the Board for the area and a model indicating the working of same has been made. A plan of the model is attached hereto (Plan No. 1154). Building restrictions and regulations.

Scheme II.—Queen's Road to Carnac Bridge, C Ward.

5. This Scheme was undertaken with a view to provide a much-needed thoroughfare required both for traffic and for the ventilation of the principal business parts of the City proper, incidentally also it undertakes by means of cross and other roads to remove some of the most insanitary areas in Dhobi Talao, Patak, Antoba and Mahajan Wadies, localities which have hitherto been the foci from which epidemics have spread through the City. A plan showing the revision of the Scheme, as sanctioned by the Board, is hereto attached. Scheme II.

During the year under review the whole of the properties included in the Scheme have been surveyed and measured up, and 279 plans of the properties have been submitted to the Special Collector for acquisition purposes. The Special Collector has opened 199 cases, of which 98 are still pending and 101 closed. Out of the 101 cases closed awards have been made in 73. The total area of the land acquired under the awards is 11,512·27 sq. yds. and the total amount of the awards is as follows :— Acquisition of properties.

Acquired by private agreement	Rs. 85,877
„ through the Court	„ 2,16,703
Total ...	Rs. 3,02,580

This gives a rate of Rs. 26·28 per sq. yd. of land, including buildings. The gross Municipal assessed annual value of the properties acquired was Rs. 25,522, so that the price paid averages 11·85 times the gross annual value.

Receipts from properties acquired.

From the properties thus acquired the Board have realized from rentals Rs. 2,175 and by sale of materials of the old buildings Rs. 5,130, equivalent to an average of 19·45 per cent. of the estimated value of the buildings at the time of purchase.

The Municipal Commissioner has been addressed with a view to the removal of the public latrines at the west end of the proposed new main road, and it is hoped that a decision on this matter will shortly be arrived at, so that a commencement may be made with the construction of the new main road.

Scheme III.—Queen's Road to Elphinstone Bridge, B, C and D Wards.

Scheme III.

6. This Scheme was undertaken with a view to driving an East and West road through the heart of the City extending from Back Bay to the Port Trust Estate on the margin of the harbour. The Main Road of the Scheme passes through some of the most densely populated and insanitary areas in the City and will admit the westerly breeze to thickly crowded areas which are much in need of ventilation. Government's sanction to the scheme was received in November 1901. In sanctioning the scheme the Government remark that "The amount of 3½ lakhs should be added to the estimate for this scheme to meet "the cost of a Bridge over the B. B. & C. I. Railway at the point of connection "of the New Road with the Queen's Road, as such a bridge is a necessary "incident to the completion of the scheme, and it is not clear that the "Railway Company could be called upon to construct it without receiving "an assurance that they would be at liberty to close the present Chaopati "level-crossing and would not in lieu thereof be required to build another "overbridge at that spot. This may rightly be a matter for subsequent "negotiation, but it is evident that at the present moment no such assurance "can be given, for though a suggestion has been made that a subsidiary "road should be made to connect the Eastern end of the proposed bridge with the "Queen's Road east of the level-crossing, no estimate of this has been included in "the scheme. Pending the preparation of detailed plans and estimates in this "behalf and such arrangement with the Railway Company as may result therefrom, "which, however, need not delay the present scheme being proceeded with, "it must be assumed provisionally that the cost of the Bridge necessary to com-"plete the line of the proposed street will devolve upon the Trust." The points raised in this sanction are under the consideration of the Board. The detailed survey of the properties required for the scheme is in progress, some 30 being complete.

Scheme IV.—Gowalia Tank Scheme, D Ward.

Scheme IV.

7. This Scheme was undertaken with a view to the construction of a much-needed thoroughfare from Back Bay to Cumballa Hill and Breach Candy. Incidentally it will provide and develop a large number of building areas for the expansion of the City in that direction, areas which cannot be developed by means of private agency. During the year the detailed survey of the neigh-

bourhood has been completed and the detailed plans of all (namely 52) the properties included in the scheme have been prepared and will shortly be forwarded to the Special Collector for the acquisition of the properties.

Working plans and sections for the construction of the proposed Roads have been commenced.

Schemes V and VI.—Dadur-Matunga and Matunga-Sion, F and G Wards.

Schemes V & VI.

8. These Schemes are intended to provide the means of expansion of the City towards the northern parts of the Island, and embrace very large areas. The revision of these two schemes has been completed during the year under review, and sanction of Government was given to a portion of Scheme V at the end of February last.

Scheme VII.—Colaba Reclamation, A Ward.

Colaba Reclamation.

9. The Scheme as sanctioned by the Board has been submitted to Government for formal sanction in terms of the Act. The Estimate stands as follows:—

		Rs.
Reclamation		2,56,354
Protection Work		44,456
Roads		96,106
Land to be purchased from Government		11,440
Total ...	Rs.	4,08,356
Add—10 per cent. for contingencies and establishment	,,	40,836
Grand Total ...	Rs.	4,49,192

Allowing 2 years for making the reclamation and 6 years more for the whole area reclaimed being leased, the cost of work, with compound interest at 4 per cent. to such date, will amount to Rs. 6,14,943 or Rs. 10·7 per square yard of land available for being leased in building sites. It is considered that there will be no difficulty in obtaining an *average* rate of Rs. 18½ per square yard for the plots to be leased, within 6 years of the work being completed.

The forecast of the financial results of the undertaking will therefore stand as follows:—

		Rs.
Capital cost with compound interest at 4 per cent. for 8 years ...		6,14,943
Annual charges—		
Interest on Rs. 6,14,943 at 4 per cent....		24,598
Maintenance of Works		2,402
Total annual charges ...	Rs.	27,000
Revenue—		
57,814 square yards leased at a valuation of rupees 18½ on a 4 per cent. basis, *i.e.*, Re. 0-12-6 per square yard per annum...		44,776
Receipts under Section 73		8,000
Total Revenue ...	Rs.	52,776

The net profits from the scheme will therefore be Rs. 25,776 per annum after paying charges of all kinds. The profits derived from this work will enable the Board to raise capital amounting to Rs. 5,72,800* for the carrying out of other schemes.

Scheme VIII.—Mandvi Koliwada, B Ward.

Scheme VIII.

10. This Improvement Scheme has been undertaken at the instance of the Corporation for the removal of a grossly insanitary mass of buildings. The necessary plans, &c., have been prepared for the submission of the scheme to Government for sanction, and the detail surveys of 100 properties included in the scheme, have been completed.

Police Accommodation Schemes.

Police Accommodation.

11. Plans and Estimates for providing the following Police Quarters have been sanctioned by the Board and submitted to Government:—

At First Nagpada, Quarters for 57 men and 3 native officers and for 1 European Superintendent, 1 Inspector and 1 Constable, at a total estimated cost of Rs. 64,960. On the Board's Wodehouse Road Estate, Quarters for 201 men and 12 native officers, 1 European Inspector and 2 Constables, at an estimated cost of Rs. 1,35,500.

Representations for other Police Accommodation Schemes have been received, all of which are under the consideration of the Board and will be dealt with as soon as the sites required for the buildings can be made available.

DEVELOPMENT OF THE BOARD'S RESOURCES.

The Improvement of Lands vested in the Board.

Schedule C. Lands.

Cooperage Plot.

12. The construction of the road on the eastern boundary of the Cooperage Plot has been completed.

Hornby Road Plot.

The construction of the two cross-roads at the north end of the Trustees' Hornby Road Plot, which was undertaken by Government on their behalf, has been completed. The north and south road from Connon Street to Ravelin Street at the back of the buildings fronting Hornby Road has been completed, and the two east and west roads were completed as far as possible, as these two roads cannot be completely finished until the existing Government Mews has been removed. These roads have not yet been taken over by the Municipality owing to that body not having decided the question of filling up certain wells on the lines of roads.

Marine Lines.

Two roads have been constructed on the building area of the Marine Lines Estate for the convenience of the public making use of the open maidan at the back of the houses facing the Marine Lines Road.

Lease of building sites.

13. Applications to lease building sites were accepted in the following cases:—

On the Wellington Lines Estate	1 Site.
„ Hornby Road	7 Sites.
„ Marine Lines Estate	13 „
„ Wodehouse Road Estate	12 „

* At 4 per cent. plus ½ per cent. sinking fund.

The following statement shows the progress made to date in letting sites for building purposes on the Estates included in Schedule C. Progress in letting building sites.

Name of Estate.	Area.			Rates per Square yard per annum.			
	Building area.	Garden area free.	Total.	First 10 years.	Second 10 years.	Next 30 years.	Remaining 49 years.
	S. yds.	S. yds.	S. yds.	Rs. a.	Rs. a.	Rs. a.	Rs. a.
Wellington Lines.							
Plot No. 3 ...	1,000	500	1,500				
,, 4 ...	1,000	500	1,500				
,, 5 ...	1,000	500	1,500	1 1	1 9	2 1	2 9
,, 6 ...	1,000	500	1,500				
,, 7 ...	1,000	517	1,517				
,, 8 ...	2,011	466	2,477	1 5	1 13	2 5	2 13
,, 12 ...	1,000	500	1,500	1 1	1 5	1 13	2 5
,, 14 ...	2,183	417	2,600	An all over rate of Rs. 42 per sq. yd., *vide* T.R. No. 105 of 1901.			
	10,194	3,900	14,094				
Hornby Road Plot.							
Gaiety Theatre Plot ...	2,150	745	2,895	1 8	2 0	2 8	3 0
Plot No. 42-43 ...	1,430	*nil*	1,430	1 8	2 0	2 8	3 0
,, 44-45 ...	1,294	*nil*	1,294	1 0	1 8	2 0	2 8
,, 59 & 60 ...	1,330	*nil*	1,330	1 4	1 12	2 4	2 12
,, 64 ...	935	205	1,140	1 4	1 12	2 4	2 12
,, 65 ...	1,019$\frac{3}{4}$	442$\frac{1}{2}$	1,462$\frac{1}{8}$	1 4	1 12	2 4	2 12
,, 69 ...	1,358$\frac{9}{24}$	423$\frac{1}{2}$	1,782$\frac{33}{24}$	1 4	1 12	2 4	2 12
,, 70 ...	1,031	356	1,387	1 0	1 8	2 0	2 8
,, 71 ...	1,032	180	1,212	1 4	1 12	2 4	2 12
,, 72 ...	1,044·91	183·21	1,228·12	1 4	1 12	2 4	2 12
,, 74 ...	1,005	176	1,181	1 4	1 12	2 4	2 12
,, 76 ...	1,152	247	1,399	1 4	1 12	2 4	2 12
,, 85 ...	850	510	1,360	1 0	1 8	1 6	1 9
,, 86 ...	885	531	1,416	1 1	1 6	1 11	2 0
	16,517·45	3,999·46	20,516·91				
Marine Lines.							
Plot No. 1 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 2 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 3 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 4 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 5 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 6 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 7 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600	Uniform rental of Rs. 1,226·6 per annum.			
,, 8 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 9 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 10 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 11 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 12 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 13 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 14 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 15 ...	1,257	418	1,675	Uniform rental of Rs. 1,257 per annum.			
,, 15A ...	1,292	822	2,114	1	1 4	1 12	...
,, 16 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 17 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600	Uniform rental of Rs. 1,226·6 per annum.			
,, 18 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
,, 19 ...	1,226$\frac{3}{4}$	373$\frac{1}{4}$	1,600				
	24,629	7,960	32,589				

Name of Estate.	Area.			Rates per Square Yard per Annum.			
	Building area.	Garden area free.	Total.	First 10 years.	Second 10 years.	Next 30 years.	Remaining 49 years.
	S. yds.	S. yds.	S. yds.	Rs. a.	Rs. a.	Rs. a.	Rs. a.
Wodehouse Road.							
Stable Plot. ...	10,535	...	10,535	0 4	0 4	0 8	0 12
Plot No. 1 ...	1,964	...	1,964	@ 12 annas per sq. yd. per annum.			
„ 2 ...	1,000	500	1,500				
„ 3 ...	987·76	479·7	1,467·46				
„ 4 ...	1,087	373	1,460				
„ 5 ...	1,016⅔	519	1,535⅔	0 12	0 12	0 12	0 12
„ 6 ...	1,033	516	1,549				
„ 7 ...	1,033	515	1,548				
„ 8							
„ 9	3,094·59	1,547·29	4,641·88	1 0	1 0	1 0	1 0
„ 10							
„ 11 ...	1,017	505	1,522	0 12	0 12	0 12	0 12
„ 16 A ...	...	398·23	398·23	@ 6½ annas per sq. yd. per annum.			
	22,768·01	5,353·22	28,121·23				
Plot north of Municipal Offices ...	6,933	...	6,933	0 11	1 3	1 11	2 3
Plot south of Crawford Market ...	7,627	...	7,627	Uniform rental of Rs. 1-11-0 per sq. yd. per annum.			
Grand Total ...	88,668·46	21,212·68	109,881·14				

The aggregate rents of the plots leased will amount to Rs. 87,243 per annum at the initial rates, on the expiry of the free periods allowed for building purposes.

The application for the lease of Plot No. 19, Hornby Road, made on 29th August 1898, was withdrawn owing to no decision having been arrived at by the Municipality regarding the filling up of a disused well in the centre of the plot. It has now been decided to make use of this plot for the purpose of erecting new offices for the Trustees.

Premiums received for building leases.

14. The right to building leases of the following sites was put up to competition and realized amounts as shown :—

	Rs.
Plot No. 14, Wellington Lines	200
Plots Nos. 59 and 60, Hornby Road	16,000
„ Nos. 1, 8 and 9, Marine Lines	7,700
Plot No. 11, Wodehouse Road	3,600
Total Rs.	27,500

Kennedy Sea Face. Wall Repairs.

15. The construction of a concrete Sea Wall in place of the old wooden crib work, which had been destroyed during the monsoon of 1900 for a length of 600 feet, was completed at a cost of Rs. 17,728, against a sanctioned estimate of Rs. 23,370.

Water service to flats.

16. The work sanctioned for the provision of a water service for that portion of the Mahalaxmi Flats leased for stacking hay has been completed at a cost of Rs. 2,960 against the sanctioned estimate of Rs. 4,280.

17. The widening of the main Chaupati Road, by providing 10 feet foot-paths on each side thereof, has been completed on behalf of the Board by the Executive Engineer, Presidency, at a cost of Rs. 6,024-5-1 against the sanctioned estimate of Rs. 6,936. Widening Chaupati new main road.

Schedule D. Lands.

18. The greater portion of these lands come within the boundaries of the Board's Schemes V and VI and will consequently not be properly developed until those Schemes are carried out. Portions of the area have been let as opportunity occurred for storage purposes, cultivation, &c. Schedule D. Lands.

19. Filling in the portion of the Agripada Estate between Souter Street on the north, Club Road on the south, Morland Road on the east and Gilder Street on the west, was completed at a cost of Rs. 75,274 against the sanctioned estimate of Rs. 79,550. The outlay incurred during the year was Rs. 48,500. Agripada, West.

20. Building by-laws, restrictions and regulations have been approved by the Board for their Agripada and Nagpada Estates. Building restrictions.

21. Five building plots on the Agripada Estate, each containing approximately 711 square yards, have been leased for the erection of small self-contained bungalows. Leasing of land.

22. The construction of the sanctioned roads on that portion of the Agripada Estate to the north of Souter Street, the materials for which were collected in the previous year, has been practically completed with the exception of footpaths and pipe sewers. The paving of the footpaths was sanctioned by the Board in February last and tenders for the work have been called for. The total expenditure to date on these roads has been Rs. 70,851, of which Rs. 49,593 have been spent during the year under review. Agripada New Streets.

23. The construction of Souter Street has been completed, with the exception of the pipe sewer, at an expenditure of Rs. 21,181, of which Rs 11,168 has been spent during the year under review. Souter Street.

24. The construction of Gilder Street has been completed with the exception of the pipe sewer at an expenditure of Rs. 13,781, of which Rs. 11,345 have been spent during the year under review. Gilder Street.

25. During the year the Board sanctioned the purchase of two additional Steam Road Rollers, one 8 ton and one 10 ton, and three one ton Hand Rollers; these latter have been delivered at a cost of Rs. 373-1-2. Rollers.

Surveys.

26. All the survey sheets have been submitted by Mr. Tapsell for the portion of the survey completed last year between latitude 18°-58′ and 18°-59′ and 68 sheets have been submitted out of a total number of 94 required, for the portion between 18°-59′ and 19°-0′-30″. The cost of making the surveys has been Rs. 37,000 up to date.

Census.

27. The results of the Census taken in March 1st, 1901, have recently been issued, and a vast mass of most useful information regarding the population of Bombay and its habits of living has been made available for the first time in the history of the City. Maps showing the density of population, the areas mostly occupied by the poorer classes, &c., &c., are under preparation and will be of great service in correctly locating the areas most in need of improvement.

H. E. the Governor's visit.

28. His Excellency, after having previously inspected the maps showing the properties to be acquired and the lines of thoroughfares to be constructed, was pleased to make an inspection of the whole of the Scheme No. II. (Carnac Bridge to Queen's Road Scheme).

Concessions to Lessees.

29. With the approval and sanction of Government and the Corporation the lessees of lands vested in the Board under Schedules C and D have been allowed the privilege of removing their buildings during the last six months of the period of lease if they cannot arrange for renewals of their leases beyond the 99 years, for which alone the Board is empowered to grant leases. Previously lessees had no option but had to surrender their buildings without compensation on the expiry of their leases. This concession will tend to popularize the Trustees' leases.

Building By-laws.

30. As a preliminary to the disposal of lands for building purposes it was necessary for the Trustees to frame building by-laws for adoption in the cleared areas because the existing local Regulations in this behalf are not sufficiently stringent to insure the construction of sanitary dwellings. The principal alteration made by the Trustees relate to the regulation of the heights of buildings with reference to adjacent open spaces, the ventilation of all parts of dwelling intended for human habitation, the prevention of damp in ground floor rooms, the height of rooms and the nature of the partitions between rooms, the insurance of sufficient open space at the back of all buildings for the purpose of ventilation and for the location of latrines, &c., &c. There is no doubt that the existing defects in the local by-laws will be remedied when the Corporation undertake the next revision, but in the mean time the Trustees had to deal with these matters in advance to meet the requirements of immediate building operations in the cleared area.

Finance and Accounts.

31. The accounts attached are in the prescribed form. The general account which comprises the revenue operations of the Board shows a net credit balance of Rs. 4,41,258 made up as follows :—

Revenue	Rs.	8,27,326
Expenditure	„	3,86,068
Surplus	Rs.	4,41,258

a sum which has been carried to the credit of the capital account. The opening balance at the credit of the Board amounted in cash and securities to Rs. 41,63,000, and this was reduced to Rs. 38,44,000 in August 1901. In September 1901 with the sanction of Government, a fresh loan of Rs. 30 lakhs was raised bearing interest at 4 per cent. per annum and having a currency of 60 years. Public tenders were invited for the loan and no portion of it was underwritten.

In all 61 tenders were received aggregating Rs. 43,11,000. The whole loan was placed at an average rate of Rs. 95-4-0. The calls on account of the loan were all paid up by December. The year closed with a credit balance of Rs. 62,28,000. The sum at credit largely exceeded anticipation owing to the acquisition of properties for the Board's Scheme not having proceeded as rapidly as was expected. The cash balances at the disposal of the Board from time to time were profitably employed, with the result that an average rate of interest amounting to 5 per cent. per annum was earned on them.

Development of the Scheduled lands vested in the Board.

32. Practically all the works immediately necessary for the development of these areas have been completed. Agreements to lease 56 building sites have been entered into, representing an aggregate yearly rental of Rs. 87,243 at initial rates and Rs. 1,38,488 at ultimate ones. The Board's income from the temporary occupancy of these lands for storage of materials, cultivation, use for pitching tents, &c., has been Rs. 83,328 during the year. A commencement has been made in leasing the Agripada area which had been in the market for 10 years during its ownership by the Corporation. These lands, which were formerly a swamp, have been filled up by the Board and now that a complete net-work of excellent roads has been completed, it is hoped that building operations on a large scale to relieve the congestion in the adjacent parts of the City will shortly be undertaken. The total area of the Agripada Estate is 302,000 square yards, or 62 acres. The proposal is to permit the Northern portion of the area to be largely utilized for the provision of quarters for the poorer classes, for which it is particularly suited owing to the proximity of many Mills, while the part South of Souter Street is intended to be let in small plots on which villas can be constructed for the occupation of persons only capable of paying moderate rents, say Rs. 50 to 60 a month. This latter class is very numerous and practically no attempt has hitherto been made to cater for it. Exceedingly low rents have been fixed for the whole area.

Housing of the Poorer Classes.

33. Owing to unavoidable delay the buildings constructed by the Trustees at Agripada were not ready for occupation until August 1901. From the experience derived since occupation, the Trustees are now in a position to modify certain details likely to conduce to the greater convenience of the residents, to improve sanitary arrangements and to reduce the cost of construction. Proposals in these respects are under consideration, and it is hoped that new buildings will be erected during the ensuing year. Experience in Europe has shown the constant need of revision in the details of such buildings. In Bombay the problem is complicated by the comparative smallness of the wages earned by the working classes, the high price of land and by the peculiar habits of these classes. To provide cheap sanitary quarters for these classes of a kind that will meet the convenience and customs of these people, is a problem that cannot be solved without making carefully thought out experiments and modifying details which are found unsuitable from one point of view or another.

Execution of Scheme No. I.

34. The total area dealt with by this scheme is 74,600 square yards. It was occupied by 168 separately assessed properties crowded together without regard to ventilation and served only by very narrow tortuous passages. The buildings were chiefly let in one-room tenements. It was found during acquisition that a great part of the properties were held from the freeholder on condition that on demand the buildings should be removed and the

cleared sites be made over to the free-holder. It is scarcely to be wondered at that with such a condition the lease-holders put up the most miserable structures at a minimum cost. Besides the overcrowding of the buildings, such as they were, no regard was given to the need of forming roads at suitable levels within the area, and as a result this area formed a depression lying within the surrounding Municipal Roads; drainage was impracticable, the lanes and passages were filled with either storm-water or sullage, according to the time of the year, and any attempt at raising their levels resulted in the ground floors of the dwellings being flooded. The consequence of this state of things was that 1st Nagpada had the unenviable notoriety of being the unhealthiest area in Bombay. The death-rate per mille in the years 1896 to 1901 was as follows:—

1896.	1897.	1898.	1899.	1900.	1901.
40·42	59·10	61·62	76·70	138·50	92·37

During the plague epidemics of 1896-1897 to 1900-1901, this area furnished 1,373 victims out of a population of about 11,000 persons.

The acquisition of properties was commenced in August 1900, and practically completed by April 1902. In view of the fact that this was the first scheme carried out by the Board, it may be of interest to record some of the principal difficulties met with in these operations; such details may be useful also to other towns in India which contemplate the execution of similar work. To commence with, there was considerable difficulty in procuring the establishment necessary for making reliable valuations and establishing their figures in the face of extravagant demands made by the owners with the assistance of experts. Experience shows that in the initial stages of such work, nearly every case will be contested and the best available legal talent will be employed on behalf of the owners. The smallness of the holding was also a very troublesome factor; in a great majority of cases the properties stood on about 100 square yards of land and there was as much trouble and delay caused by taking up each such property as in the acquisition of very much larger and more valuable property. The multiplication of legal proceedings necessary before any large scheme can be carried through is therefore a serious matter and one that cannot be avoided. Having obtained the necessary establishment and procured every possible detail relating to either site or structure of each property to be acquired, the actual work of acquisition is commenced by serving a notice on the owner to appear at the Collector's Court with his title-deeds and other documents. On the expiry of the notice it was not unusual for a representative of the owner to appear and state that the owner had left for his up-country residence owing to the prevalence of plague and to ask for a postponement of several months until the owner could appear. When the owner did eventually appear it was often without documents to establish his claim to the property and further adjournments had to be granted, first for the production of title-deeds, then possibly for the establishment of sharers' and mortgagees' claims, and lastly for time to allow his surveyor to prepare and submit a valuation of the property. Several months having elapsed and the preliminary documents having at last been submitted to the court, the case is ready for hearing by the Collector. At this point fresh difficulties were encountered: first there was no established system of valuation, and for precisely similar properties one owner claimed on his rental, another on the assumed value

of the site and structure, another on what he had paid for the property, and so on, namely, each on the basis thought likely to give the largest award. Every detail in the valuation prepared by the Trustees' Officers was contested, and evidence was produced to show results favorable to the owners. This caused much delay and constant postponements were the rule rather than the exception. Other factors which have caused unexpected trouble and delay are : (*a*) the lack of any reliable function of value, such as is ordinarily obtained from the Municipal Assessment, and (*b*) difficulty experienced in attempting to work Section 49 of our Act, under which the Board are empowered to acquire insanitary houses on specially low terms. Experience has shown that owners almost invariably claim to obtain rents in excess of those assessed by the Municipality and on which they pay taxes; such claims give twofold trouble, firstly by depriving the Officers of the Trust of the possession of any reliable initial information regarding the value of the property and secondly by causing delay in making it necessary to establish the rentals received by tedious and often unsatisfactory reference to account books of previous years or, in the absence of such account books, to check the rentals claimed by preparing estimates of the rents capable of being received from the property.

The attempt to work Section 49 of the Act has caused much delay and practically without result. The section itself is a rescript from the English Acts relating to the provision of dwellings for the working classes, but while in England suitable standards of sanitary requirements in regard to dwellings intended for human habitation are embodied in the Building Bye-laws of every town, in Bombay such provisions as do exist are totally inadequate for practical purposes. The Trustees have been advised that the only way of making this section operative is for the Legislature to lay down standards of sanitary requirements, and until this is done the benefits intended to be conferred by the said section will not be obtained. It will be seen, therefore, that in every detail connected with the acquisition of properties, wearisome, unavoidable and unexpected delay is caused. Many of the difficulties above referred to have already been overcome, but until procedure has been established and methods of valuation have been determined, both in the courts and before the tribunal, and owners have learnt what they are likely to obtain for their properties by litigation, they will apparently, as a rule, refuse to come to amicable settlement. When that stage has been reached it may be expected that some 90 per cent. of the properties to be acquired will be amicably arranged for, as in England.

35. The acquisition of properties in connection with this scheme was commenced in August 1901 ; and in the early stages of its proceedings, the Tribunal ruled on a reference made to them that rents should form the principal, though not the only, basis on which valuations should be made. This decision has been of great importance both to the Trust and to owners, because by it the scope of enquiry has been limited in the majority of cases, the Trust's operations have been expedited, and the owners' expenses in litigation reduced. Latterly the progress of acquisition has been much more rapid and it is hoped that at no distant time the Trustees will be in a position to make offers to owners for the purchase of their properties, and by this means to still further expedite progress in the execution of their schemes.

Scheme No. II. Carnac Bridge to Queen's Road Street Scheme

General

36. In connection with the Board's operations it seems desirable to furnish a few remarks upon the following points :—

(1) Progress in the clearance of insanitary areas and in effecting improvement in the City ;.

(2) The action of the Trustees in the development of the areas vested in them ;

(3) The execution of works other than those dealing directly with the insanitary areas of the City ; and

(4) The schemes formulated by the Trustees.

Regarding the first of these it should be clear that the rate of acquisition is also the rate at which areas can be cleared or improved. The Trustees have throughout been most anxious to do everything in their power to expedite the acquisition of the various properties notified by them for their schemes, but owing to the difficulties experienced in acquisition, some details of which have already been given, the progress made has not been all that could have been wished. In this respect the Trustees' labour under the many difficulties connected with the working of a new Act in a new country. When methods have been established, material increase in the rate of progress may be expected, and everything possible is being done to arrive at that stage. It may not be out of place here to make two quotations from "The History of London Street Improvements." The first sentence in this exhaustive record runs as follows :—

"The great importance of Street Improvements in London is perhaps "exceeded only by the difficulties attending their inception and execution."

The same can be said of similar works in Bombay. London started systematic active operations in these respects in 1855. When the London County Council succeeded the previous Authorities in 1888, they inherited the work and experience gained during the operations of 33 years, and in writing the history of these operations in 1898, the author states as follows :—

"It may be well to mention here that the acquisition of property always occupies a considerable amount of time. The negotiations and the due conveyance of the property necessarily occupy a lengthy period. Much as the Council may strive to press the negotiations to a successful issue the same spirit of expedition does not always characterise the action of the claimants and their agents. The public observing that the houses are not removed think that the Council is responsible for the delay, with the result that numerous complaints of dilatoriness are frequently made when the Council has been doing its utmost to carry out the improvement with expedition."

The aforesaid History shows that after 40 to 50 years' experience in making Improvements in London, the execution of a scheme, of a size similar to that of the Trustees' Nagpada Improvement Scheme, is rarely if ever carried out in a less period than 10 years from the date of notification. The fact that the Nagpada Scheme has been completed in less than $3\frac{1}{2}$ years from the first constitution of the Trust may, therefore, be regarded as a sign that the methods of

the Trust, even in their initial operations, are sound and will after further experience has been gained lead to the rapid and satisfactory execution of the schemes which have been and may in the future be undertaken.

(2) *Action of the Trustees in the development of the areas vested in them.*

With regard to the Board's action in allowing buildings to be constructed on areas which had previously been open, it should not be forgotten that the areas allowed to be built upon by the Board have always been intended to form building sites and were only unbuilt upon because the Government or the Municipality, as the case may be, had failed to procure lessees for such properties. These properties have been vested in the Board with the express purpose of being developed, and thereby yielding a revenue to the Trustees with which the annual contribution made by the Municipality should be supplemented. When fully developed, the revenue from the leaseholds of these vested areas will approach the annual contribution made by the Municipality, or in other words by this action of Government and the Corporation the ratepayers of the City will be saved about half the cost of the improvements to be made in the City. As Trustees for the development of these properties on behalf of Government and the Corporation, the Board have no option but to proceed with the development for which the properties were vested in them.

(3) *The execution of works other than those dealing directly with the insanitary areas of the City.*

Although one of the objects of the Trust is the improvement of the insanitary portions of the City, it has already been remarked that the improvements of the insanitary conditions in the City depend entirely upon the rate at which properties can be acquired, and the progress in this respect has been and must necessarily for some time to come be comparatively slow, owing to the number of very small properties which must be acquired before any comprehensive scheme can be carried out within the limits of the City. Similar difficulties will not be encountered in the outlying areas where the holdings are very much larger and of much less value. The Trustees have therefore arranged to carry out certain schemes for the provision of space for the expansion of the population and to thereby reduce overcrowding in the City, a duty of great importance which has been imposed upon them under their Act. It is essential that schemes intended to improve insanitary conditions should be undertaken simultaneously with those for providing additional dwelling accommodation, for by such means alone is it possible to prevent increased congestion during the period of demolition necessary for the improvement of existing insanitary conditions.

(4) *The Schemes formulated by the Trustees.*

As already stated, the Trustees have undertaken four schemes of a comprehensive kind for the improvement of insanitary conditions in the City and a similar number of schemes for the provision of additional space for the expansion of the population; they are therefore not now in a position to undertake any additional schemes until the completion of those first notified.

There is no doubt that the anticipations of the Trustees regarding the rate at which they might be able to carry through their schemes were too sanguine, and experience has shown that there is long and unavoidable delay in the

acquisition of properties. In fairness, however, to owners of properties notified in connection with the schemes first formulated by the Board, it is necessary to carry through these schemes before others, however desirable, are undertaken. To expedite progress in regard to their early schemes the Trustees have approached Government with a view to the appointment of an additional Collector for acquisition purposes, and if necessary a third officer for this purpose will be applied for.

Staff.

37. The term of office of Mr. P. Reynolds, M.Inst.C.E., as Engineer to the Board, expired on the 9th November 1901. He was allowed an extension of office for 2 months from that date, and was subsequently appointed on special duty up to 9th March 1902. Mr. E. Walrond Bryant was appointed Engineer to the Board from 9th January 1902.

Mr. M. S. Bharucha, whose services have been lent to the Board by the Municipality up to lst February 1903, took charge of the office of the Land Manager from lst August 1901.

Mr. H. P. Matbar took charge of the office of the Assistant Land Manager of the Board from lst October 1901.

The Board.

38. The Board held 39 meetings, and there were in all 63 Committee Meetings during the year.

Mr. S. Rebsch proceeded on privilege leave for 2 months and 27 days from 19th August to 14th November 1901, and Mr. G. O. W. Dunn was appointed to act for him.

Brig.-Genl. W. H. Riddell, who held the ex-officio appointment of Trustee, proceeded on 2 months' leave from 15th July to 13th September 1901, and Col. H. M. Sinclair, R.E., who held the command of the Bombay District during his absence, acted for him. After the expiry of that period the command was resumed by Brig.-Genl. W. H. Riddell, who handed it over again to Brig.-Genl. F. Ventris in the middle of November 1901. On his transfer to the Belgaum Command, Brig.-Genl. Sir James Willcocks was appointed to the command of the Bombay District.

Mr. W. L. Harvey, I.C.S., C.I.E., Municipal Commissioner, proceeded on leave in May, and the ex-officio appointment was held by Mr. W. D. Sheppard, I.C.S.

Mr. F. C. Rimington resigned his seat as Trustee on 18th January 1902, and Mr. C. H. Armstrong was elected by the Chamber of Commerce in his place.

Mr. J. Willcocks resigned office on proceeding on furlough, and Major C. H. L. Meyer, M.D., B.S. (Lon.), I.M.S., was nominated by Government to the vacant seat.

S. REBSCH,
Chairman.

BOMBAY, 1*st July* 1902.

CITY OF BOMBAY IMPROVEMENT TRUST.

GENERAL BALANCE SHEET AS AT 31st MARCH 1902.

Capital and Liabilities.	Rs. a. p.	Rs. a. p.	Rs. a. p.
CAPITAL ACCOUNT.			
Debt due to the Secretary of State for India—			
Original debt as per Schedule C of Act IV of 1898	72,60,992 0 0		
Add—Area of site on Kennedy Sea Face appropriated for building purposes as per Government Resolution No. 4333, dated 3rd October 1899	250 0 0		
	72,61,242 0 0		
Less—Value of land devoted to new roads at Chaupati Estate as per Government Resolution No. 3700, dated 4th July 1900 ... ... 1,59,200 0 0			
Less—Value of land devoted to widening Main Road at Chaupati Estate as per Government Resolution No. 210, dated 10th January 1902 ... 7,370 0 0			
	1,66,470 0 0		
		70,94,772 0 0	
Debt due to the Municipal Corporation—			
Original debt as per Schedule D of Act IV of 1898	18,40,559 0 0		
Less—Value of land resumed by the Municipality at Matunga as per Government Resolution No. 2885, dated 2nd June 1900	1,451 8 0		
		18,39,107 8 0	
Debt due to the General Public—			
Debenture Loan of 1899 at 4 per cent.		50,00,000 0 0	
Debenture Loan of 1901 at 4 per cent.		30,00,000 0 0	
			80,00,000 0 0
Sale proceeds of buildings under Section 64 of Act—			
At Agripada Estate		567 5 10	
" Chaupati "		4,317 9 8	
" First Nagpada Estate		87,735 11 8	
" Parel Estate		740 2 7	
" Scheme No. II (Street Scheme)		2,544 0 0	
			96,014 13 9
Appropriations from General Account under Section 79 (1) of Act—			
Balance up to end of 31st March 1901		7,47,728 0 0	
" for the year ending 31st March 1902		4,41,258 2 5	
			11,88,986 2 5
Total Capital Account ...		.....	(a)1,82,18,880 8 2

Property and Assets.	Rs. a. p.	Rs. a. p.	Rs. a. p.
CAPITAL ACCOUNT.			
Book value of land as per *contra*		.....	89,38,879 8 0
Cost of management and incidental expenses up to end of 31st March 1901		2,38,522 11 10	
Cost of management for the year ending 31st March 1902 (*See* Appendix A)		1,36,883 5 8	
			3,75,406 1 6
Refund to Government under Section 69 (1) and (2) of Act.		.....	38,018 11 7
IMPROVEMENT OF LANDS VESTED IN THE BOARD.			
Schedule C—Lands.			
	Rs. a. p.		
Laying out Chaupati Estate	85,669 13 0		
Fire Service on Cotton Green	5,737 7 4		
New Roads on Hornby Road Plot... ...	46,067 12 3		
Do. Wellington Line Plot ...	19,034 0 9		
Do. Marine Lines Estate ...	1,310 9 2		
		1,57,819 10 6	
Schedule D—Lands.			
Laying out Agripada Estate	.....	3,35,592 4 10	
Schemes.			
Scheme No. I—First Nagpada Improvement Scheme	17,99,401 2 5		
Scheme No. II—Road AA, Queen's Road to Carnac Bridge	3,03,065 2 2		
Scheme No. III—Elphinstone Bridge to Queen's Road	876 3 11		
Scheme No. IV—Gowalia Tank Scheme ...	3,795 6 2		
Survey of the Island of Bombay—Cost of surveys and printing maps ...	62,864 5 11		
		21,70,003 0 7	
(*See* Appendix C) ...		.....	26,63,414 15 11
Tools and Plant		.....	14,609 9 2
			(c)1,30,25,328 14 2
Balance ...		.....	51,93,551 10 0
Total Capital Account...		.....	1,82,18,880 8 2

Capital and Liabilities.			Property and Assets.		
GENERAL ACCOUNT.	Rs. a. p.	Rs. a. p.	**GENERAL ACCOUNT.**	Rs. a. p.	Rs. a. p.
Receipts from Ground-rents, Rents of Buildings, Leaseholds, &c., under Section 76 of the Act	1,19,869 14 10		Charges as per Section 77 (1) of the Act	85,914 11 11	
Contribution from Municipal Fund under Section 72 of the Act...	4,81,000 0 0		Municipal Rates and Taxes	38,927 15 8	
Refund of Municipal Taxes	15,854 1 2		Auditors' Fees	1,000 0 0	
Interest on Investments, &c.	2,10,622 9 8		Appropriation to Sinking Fund under Section 55 (1) for 1901-1902...	20,480 0 0	
			Interest on Debenture Loans, Security Deposits, &c ...	2,89,745 11 8	
(*See* Appendix **D**) ...	.....	8,27,326 9 8	(*See* Appendix **E**) ...	.....	3,86,068 7 3.
			Appropriated to Capital under Section 79 (1) at end of year.	.....	4,41,258 2 5
Total, General Account ...	.....	(*b*) 8,27,326 9 8	Total, General Account ...	.....	(*f*) 8,27,326 9 8
SINKING FUND ACCOUNT.	Cash.	Securities.	**SINKING FUND ACCOUNT.**	Cash.	Securities.
Debenture Loan of 1899.			*Debenture Loan of* 1899.		
Amount received from General Account Revenue under Section 55 (1) up to 31st March 1902...	40,960 0 0		Cost of 4 per cent. Municipal Debentures for Rs. 43,500 ...	(*g*) 42,315 0 0	
Interest on 4 per cent. Municipal Debentures	1,719 1 4		Balance ...	364 1 4	43,500 0 0
Nominal value of Debentures purchased as per *contra* ...	.....	43,500 0 0			
Total, Sinking Fund Account ...	(*c*) 42,679 1 4	(*c*) 43,500 0 0	Total, Sinking Fund Account ...	43,679 1 4	43,500 0 0
MISCELLANEOUS ACCOUNT.			**MISCELLANEOUS ACCOUNTS.**		
Deposits from Contractors and others...	1,16,187 10 9	87,800 0 0	Refund of Deposits to Contractors and others	36,154 15 7	(*h*) 21,000 0 0
Advances from Trustees, Hindu Burning Ground for Foot-path	137 7 2		Cost of maintenance, Hindu Burning Ground Foot-path ...	69 1 7	
Do. on account of Ghat for the Hindu Burning Ground...	2,815 0 0		Advances on Imprest Accounts	31,300 0 0	
			Discount on Debenture Loan of 1899 to be met from Sinking Fund	2,00,000 0 0	
Profit and Loss on Investment Account—			Discount on Debenture Loan of 1901 to be met from Sinking Fund	1,42,894 6 0	
Amount at credit...	33,478 9 8				
Nominal value of 4 per cent. Bombay Improvement Trust Debentures Loan of 1899, and 4 per cent. Municipal Debentures purchased as per *contra*	.....	24,500 0 0	Profit and Loss on Investment Account— Cost of Rs. 24,500 of 4 per cent. Bombay Improvement Trust Debentures (Loan 1899) and 4 per cent. Municipal Debentures	23,870 0 0	
	(*d*)1,52,648 11 7				

Trustees' Investments—				Trustees' Investments—			
Nominal value of 4 per cent. Municipal Debentures as per *contra*	.....	1,03,000 0 0		Investment on account of Sinking Funds—			
Investment of Cash Balances—				Cost of Rs. 1,03,000 of 4 per cent. Municipal Debentures.		99,137 8 0	
Nominal value of 3½ per cent. Government Promissory Notes as per *contra*	.....	35,00,000 0 0		Investment of Cash Balances—	Rs. a. p.		
per cent. Port Trust Debentures ...	.....	79,000 0 0		Cost of 3½ per cent. Government Promissory Notes	35,15,362 6 0		
per cent. Municipal Debentures ...	.....	5,06,000 0 0		„ 4 per cent. Port Trust Debentures	78,308 12 0		
Balance ...	42,88,135 13 7	.....		„ 4 per cent. Municipal Debentures	4,90,187 8 6		
				Balance ...		39,13,858 10 0	
						.....	42,79,300 0 0
Total, Miscellaneous Accounts ...	44,40,784 9 2	(*d*) 43,00,300 0 0		Total, Miscellaneous Accounts ...		(*h*) 44,40,784 9 2	43,00,300 0 0
				Total (*e*, *f*, *g* and *h*) ...		1,75,35,755 1 6	21,600 0 0
				Balances in Banks and in hand—	Rs. a. p.		
				Capital Account	61,93,551 10 0		
				Sinking Fund Account	364 1 4		
				Miscellaneous Account ... *Cr.*	61,93,915 11 4		
				... *Dr.*	42,88,135 13 7		
Grand Total (*a*, *b*, *c* and *d*) ...	1,92,41,534 14 9	43,43,300 0 0				* 19,05,779 13 9	* 43,22,300 0 0
				Grand Total (*e*, *f*, *g*, *h* and *i*) ...		1,92,41,534 14 9	43,43,300 0 0

Examined and found correct. We have checked the Securities in which the Trustees' Surplus Balances, &c., are invested, and the Security Deposits of Contractors and others, and find them to agree with the amounts entered above. We have also checked the Cash Balance and find it as stated.

O. T. BARROW,
Accountant General,
J. H. HURST,
Ag. Chief Superintendent,
In charge outside Audit.
} Auditors.

BOMBAY, 30*th June* 1902.

* Specification of Balances in Banks and in hand—

	Rs. a. p.
National Bank of India, Limited	2,48,579 1 1
Chartered Bank of India, Australia and China ...	6,30,971 11 1
Hongkong and Shanghai Banking Corporation ...	2,914 14 7
Bank of Bombay	10,15,131 0 4
Mercantile Bank	8,183 2 8
	19,05,779 13 9

In Bank's Safe Custody—	Rs. a. p.
Government Promissory Notes	35,50,800 0 0
Municipal Debentures	6,77,000 0 0
Port Trust do.	84,000 0 0
Bombay Improvement Trust Debentures ...	10,500 0 0
	43,22,300 0 0
Add—In hand Government Promissory Notes ...	500 0 0
	43,22,800 0 0

S. REBSCH,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

SECRETARY'S OFFICE,
BOMBAY, 13*th June* 1902.

Appendix A.

CAPITAL ACCOUNT.

Cost of Management, &c.

Budget Estimate for the year 1901-1902.	Revised Estimate for the year 1901-1902.	Particulars.	Actual Expenditure for the year 1901-1902.	
Rs.	Rs.	Cost of Management and incidental Expenses as per Section 75 (1) of the Act.	Rs. a. p.	Rs. a. p.
		Chairman's Salary and Allowances—		
30,000	30,290	Salary...	29,550 5 2	
4,760	9,100	Exchange Compensation, Pension and Leave Contribution	16,282 15 0	
				45,833 4 2
15,000	18,000	*Trustees' Fees*	.....	16,885 0 0
		Secretary's Department—		
25,000	25,000	Establishment	23,259 3 6	
2,000	2,000	Contingencies including postage	1,272 14 2	
200	100	Books	6 12 0	
500	300	Stationery	303 15 0	
4,000	4,000	Printing	5,782 2 11	
				30,624 15 7
5,000	5,000	*Law Expenses*	8,397 7 0	
500	1,500	*Furniture*	1,370 3 7	
10,000	8,800	*Rent of Administrative Offices*	8,800 0 0	
400	200	*Clothing to Peon*	82 12 0	
40,000	40,000	*Expenses of Loan and Stamp Duty*	24,889 11 4	
				43,540 1 11
1,37,360	1,44,290		Grand Total ...	1,36,883 5 8

Examined and found correct.

O. T. BARROW, *Accountant General.*
J. H. HURST, *Ag. Chief Supdt., In charge outside Audit.*
} Auditors.

BOMBAY, 30*th June* 1902.

S. REBSCH.
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

SECRETARY'S OFFICE,
BOMBAY, 13*th June* 1902.

Appendix B.

CAPITAL ACCOUNT.

COST OF ENGINEER'S DEPARTMENT, &c., CHARGEABLE TO WORKS.

Budget Estimate for the year 1901-02.	Revised Estimate for the year 1901-02.	Particulars.	Actual Expenditure for the year 1901-02.	
Rs.	Rs.	*Engineering Department*—	Rs. a. p.	Rs. a. p.
67,700	73,560	Establishment	64,375 2 8	
2,000	2,600	General Surveys...	2,097 15 7	
500	500	Survey Instrument	94 12 0	
				66,567 14 3
		Contingencies—		
1,000	1,900	Stationery	1,716 4 10	
1,000	1,500	Printing	1,150 10 2	
600	1,800	Sundries	1,338 11 7	
				4,205 10 7
		Special Collector's Department—		
20,400	20,400	Collector's Salary	20,400 0 0	
3,600	3,600	Do. Pension Contribution	4,500 0 0	
1,860	1,860	Establishment (including Leave and Pension Contribution)	2,456 8 7	
1,140	1,140	Contingencies...	1,430 4 0	
				28,786 12 7
18,000	18,000	*Expenses of Tribunal*	.....	4,850 8 8
1,17,800	1,27,860	Grand Total ...	.....	1,04,410 14 1

Examined and found correct.
O. T. BARROW,
Accountant General.
J. H. HURST,
Ag. Chief Supdt.
In charge outside Audit.
BOMBAY, 30*th June* 1902.

S. REBSCH,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.
SECRETARY'S OFFICE,
BOMBAY, 13*th June* 1902.

Appendix C.

CAPITAL ACCOUNT.

STATEMENT OF EXPENDITURE ON WORKS.

WORKS.	EXPENDITURE ON WORKS.			PROPORTIONATE COST OF ENGINEER'S ESTABLISHMENT, &C.			Grand Total to end of 1901-02.
	To end of 31st March 1901.	During 1901-02	Total to end of 1901-02.	To end of 31st March 1901.	During 1901-02.	Total to end of 1901-02.	
IMPROVEMENT OF LANDS VESTED IN THE BOARD.							
Schedule C—Lands.							
* Laying out Chawpati Estate	Rs. a. p. 75,734 3 2	Rs. a. p. *Cr. 869 5 3	Rs. a. p. 74,864 13 11	Rs. a. p. 10,802 13 0	Rs. a. p. 2 2 1	Rs. a. p. 10,804 15 1	Rs. a. p. 85,669 13 0
Fire Service on Cotton Green	5,031 1 4	.....	5,031 1 4	716 6 0	.....	716 6 0	5,747 7 4
New Roads on Hornby Road Plot	28,346 10 11	12,473 1 1	41,319 12 0	4,114 0 0	634 0 8	4,748 0 8	46,067 12 8
" " Wellington Lines Plot	.....	18,113 13 6	18,113 13 6	.....	920 3 3	920 3 3	19,034 0 9
" " Marine Lines Plot	.....	1,347 1 5	1,347 1 5	.....	68 7 9	68 7 9	1,416 9 2
	1,09,601 15 5	31,834 0 0 *Cr. 869 5 3	1,40,566 10 2	15,633 3 0	1,619 13 4	17,253 0 4	1,57,819 10 6
Schedule D—Lands.							
Laying out Agripada Estate—							
Filling in site	1,64,513 9 0	48,506 11 9	2,13,020 4 9	28,276 3 3	5,277 8 1	33,553 11 9	3,35,592 4 10
Constructing Roads	33,718 6 9	55,299 13 7	89,018 4 4				
	1,98,231 15 9	1,03,806 9 4	3,02,038 9 1				
SCHEMES.							
Scheme No. I—First Nagpada Improvement Scheme.							
Land—							
Acquisition of Properties	5,15,946 12 8	8,70,813 3 9	14,09,907 8 5	97,891 11 6	73,237 12 5	1,71,039 7 11	17,89,401 9 5
Brokerage, Law Charges and Sundries	8,787 4 0	14,360 4 0					
New Streets	6,693 10 0	30,400 14 11	37,094 8 11				
Chawls at Agripada	1,54,224 3 6	27,135 12 8	1,81,360 0 2				
	6,85,651 14 2	9,42,710 3 4	16,28,362 1 6				
Scheme No. II—Road A. A. "Queen's Road to Carnac Bridge."							
Land—							
Acquisition of properties	.....	2,70,516 15 0	2,81,322 7 7	.....	21,842 10 7	21,842 10 7	3,03,065 2 2
Brokerage, Law Charges and Sundries	.....	10,705 8 7					
Scheme No. III.							
Land—							
Brokerage, Law Charges and Sundries	.....	813 2 11	813 2 11	.....	63 6 0	63 6 0	876 8 11
Carried forward ...	9,93,485 13 4	13,60,386 7 2	23,53,902 15 3	1,41,711 2 2	1,02,041 2 5	2,43,752 4 7	25,96,755 3 10

Appendix C.

CAPITAL ACCOUNT.

STATEMENT OF EXPENDITURE ON WORKS—(*continued*).

WORKS.	EXPENDITURE ON WORKS.			PROPORTIONATE COST OF ENGINEER'S ESTABLISHMENT, &C.			Total to end of 1901-02.
	To end of 31st March 1901.	During 1901-02.	Total to end of 1901-02.	To end of 31st March 1901.	During 1901-02.	Total to end of 1901-02.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
SCHEMES—(*Continued*). Brought over ...	9,93,486 13 4	13,60,386 7 2	23,53,002 15 3	1,41,711 2 2	1,02,041 2 5	2,43,752 4 7	25,96,755 3 10
Scheme No. IV.—Gowlia Tank Scheme.							
Land—							
Brokerage, Law Charges and Sundries	.....	3,522 6 11	3,522 6 11	.....	272 15 3	272 15 3	3,795 6 2
Surveys of the Island of Bombay—							
Survey of the Northern portion of the Island of Bombay	15,000 0 0	17,608 12 0	56,565 12 0	4,201 13 6	2,096 12 5	6,298 9 11	62,864 5 11
Printing maps	1,957 0 0						
Topographical Survey between parallels 18°-58'×19°-0'-30"	12,500 0 0	9,500 0 0					
* Laying out Chaupati Estate—							
Expended in 1901-02 ... ... Rs. 43 5 8	10,23,942 13 4	13,91,017 10 1	24,13,091 2 2	1,45,912 15 8	† 1,04,410 14 1	2,50,323 13 9	26,63,414 15 11
Amount refunded by Government ... ... „ 911 10 11		* *Cr.* 869 5 3					
Cr. Rs. 869 5 3		13,90,148 4 10					

† (*See* Appendix **B**).

Examined and found correct.
O. T. BARROW,
Accountant General.
J. H. HURST,
Ag. Chief Supdt.,
In charge outside Audit.
BOMBAY, 30*th June* 1902.
} Auditors.

S. REBSCH,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.
SECRETARY'S OFFICE,
BOMBAY, 13*th June* 1902.

Appendix D.

GENERAL ACCOUNT.

REVENUE.

Budget Estimate for the year 1901-02.	Revised Estimate for the year 1901-02.	Statement of Receipts.	Actual Receipts for the year 1901-02. Rs. a. p.	Rs. a. p.
		RENTS AND OTHER PROCEEDS OF PROPERTIES.		
		1—SCHEDULE C.		
20,000	22,084	The Flats	21,874 11 4	
500	996	„ Kennedy Sea Face	977 6 4	
.....	.....	„ Cooperage Plot	.....	
4,000	8,342	„ Marine Lines Estate	12,401 3 2	
.....	10	„ Secretariat Plot	20 0 2	
3,400	4,745	„ Wellington Lines Plot	6,655 0 5	
600	4,566	„ Wodehouse Road Plot	5,788 9 1	
8,000	8,013	„ Cotton Green Plot	10,367 3 9	
50	68	„ Saluting Battery Plot	60 0 0	
50	2,354	„ Crescent Site	2,608 15 5	
50	6	„ Plot south of Old Town Barracks	6 0 4	
10,000	26,062	„ Hornby Road Plot	27,969 11 8	
.....	5	„ Plot south of Crawford Market	5 0 0	
.....	.....	„ Dispensary Plot	.....	
.....	2,638	„ Plot north of Municipal Office	2,685 8 6	
2,500	1,863	„ Chaupati Estate	1,851 6 0	
350	343	„ Police Lines Plot, Dádar	335 8 0	
4,200	4,800	„ Parel Estate	5,221 0 0	
53,700	87,000			98,727 4 3
		2—SCHEDULE D.		
100	2,400	The Connaught Road Estate	196 14 0	
1,500		„ Agripáda Estate	2,269 5 11	
200		„ Lands at Matunga	499 14 0	
1,800	2,400			2,966 1 11
200	200	3—Lands leased by Government (Schedule F) ...	.....	204 4 4
		4—OTHER LANDS AND BUILDINGS VESTING IN THE BOARD.		
20,000	10,000	The First Nágpáda Estate	10,902 2 8	
5,000	5,000	„ Chawls at Agripáda	4,894 0 0	
.....	2,300	„ Scheme No. II...	2,176 1 9	
25,000	17,300			17,972 4 5
80,700	1,06,900	Total ...	.....	1,19,869 14 10
5,00,000	4,81,000	Contribution from Municipal Fund...	.....	4,81,000 0 0
20,860	25,554	Refund of Municipal Taxes	.....	15,834 1 2
		Interest on investments	97,144 7 11	
1,00,000	2,06,500	Interest on temporary investment of cash balance ...	1,12,724 13 10	
		Interest on Security Deposits	618 4 6	
.....	.....	Unclaimed Wages (Revenue)	120 6 1	
.....	.....	Income tax (payable)	14 9 4	
1,000	.....	Receipts from Property Tax under Section 73 of Act ...	.....	2,10,622 9 8 .....
6,21,800	7,16,054		.....	7,07,456 10 10
7,02,500	8,22,954	Grand Total ...	.....	8,27,326 9 8

Examined and found correct.
O. T. BARROW,
Accountant General.
J. H. HURST,
Ag. Chief Supdt.,
In charge outside Audit.
BOMBAY, *30th June* 1902.

Auditors.

S. REBSCH,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.
SECRETARY'S OFFICE,
BOMBAY, *13th June* 1902.

Appendix E.

GENERAL ACCOUNT.

EXPENDITURE.

Budget Estimate for the year 1901-02.	Revised Estimate for the year 1901-02.	Statement of Charges.	Actual Expenditure for the year 1901-02. Rs. a. p.	Rs. a. p.
		MAINTENANCE OF PROPERTIES.		
		1—SCHEDULE C.		
2,800	3,349	The Flats	3,803 8 8	
12,300	13,469	„ Kennedy Sea Face	16,329 1 0	
		„ Cooperage Plot	.....	
		„ Marine Lines Estate	3,236 15 0	
		„ Secretariat Plot	10 0 0	
		„ Wellington Lines Plot	1,121 4 5	
		„ Wodehouse Road Plot	2,512 15 9	
		„ Cotton Green Plot	630 2 6	
		„ Saluting Battery Plot	140 9 7	
7,100	7,124	Crescent Site	320 1 10	
		„ Plot South of Old Town Barracks	171 0 0	
		„ Hornby Road Plot	1,643 9 10	
		„ Plot South of the Crawford Market	190 1 4	
		„ Dispensary Plot	11 0 0	
		„ Plot North of Municipal Office	65 13 6	
		„ Champati Estate	868 13 8	
		„ Police Lines Plot, Dádar	21 14 0	
		„ Parel Estate	2,181 8 5	
22,200	23,843			35,168 8 4
		2—SCHEDULE D.		
750	1,370	The Connaught Road Estate	310 1 8	
		„ Agripada Estate...	497 7 8	
		„ Lands at Matunga	346 0 9	
				1,057 10 1
		3—SCHEDULE E.		
200	200	The Foreshores, Colaba, Walkeshwar and Mahalakshmi.	.....	139 12 6
		4—OTHER LANDS AND BUILDINGS VESTED IN THE BOARD.		
5,000	800	The First Nagpada Estate	659 5 10	
600	700	„ Chawls at Agripada	839 7 2	1,498 13 0
28,750	26,912	Total ...	.....	35,914 11 11
		MUNICIPAL RATES AND TAXES.		
16,000	18,711	Schedule C.	24,469 8 1	
		„ D.	4,732 15 9	
3,460	7,000	Other Lands and Buildings	9,392 1 5	
.....	.....	Scheme No. H....	326 0 5	
				38,927 15 8
1,000	1,000	Auditors' Fees...	.....	1,000 0 0
21,000	20,180	Sinking Fund (Loan 1899)	.....	20,180 0 0
2,00,000	2,21,500	Interest on Debenture Loans of 1899 and 1901 ...	2,25,939 10 3	
.....	.....	Interest on Investment (recoverable)	62,208 0 3	
.....	.....	Interest on Security Deposits	259 9 2	
.....	.....	Unclaimed Wages (Revenue) paid...	110 10 0	
.....	.....	Commission for collecting interest (Bank of Bombay)...	227 14 0	
				2,89,745 11 5
2,70,150	2,98,703	Grand Total ...	.....	3,86,068 7 3

Examined and found correct.

O. T. BARROW,
Accountant-General.
J. H. HURST,
Ag: Chief Supdt.,
In charge outside Audit.
} Auditors.

BOMBAY, 30*th June* 1902.

S. REBSCH,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

SECRETARY'S OFFICE,
BOMBAY, 13*th June* 1902.

Account of Balance under General Account as per Section 79 (3) of Act IV of 1898.

1899.										
March 31st—By Balance	*Cr.*	Rs.	1,80,067	0	0
1900.										
March 31st—By Balance	*Cr.*	Rs.	1,07,554	10	7
1901.										
March 31st—By Balance	*Cr.*	Rs.	4,60,106	5	5
1902.										
March 31st—By Balance	*Cr.*	Rs.	4,41,258	2	5

Examined and found correct.

O. T. BARROW,
Accountant General.
J. H. HURST.
Ag: Chief Supdt., In charge outside Audit.
} Auditors.

BOMBAY, *30th June* 1902.

S. REBSCH,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.
SECRETARY'S OFFICE,
BOMBAY, *13th June* 1902.

ENGINEER'S OFFICE
IMPROVEMENT TRUST
SCHEME VI
SCHEME V
AGRIPAN ESTATE
SCHEME I
SCHEME IV
SCHEME III
SCHEME VIII
SCHEME II
SCHEME VII
Map
of the
ISLAND of BOMBAY
1897.
Ed. E. W. Gothard M. Inst. C. E.
TRUST ENGINEER.

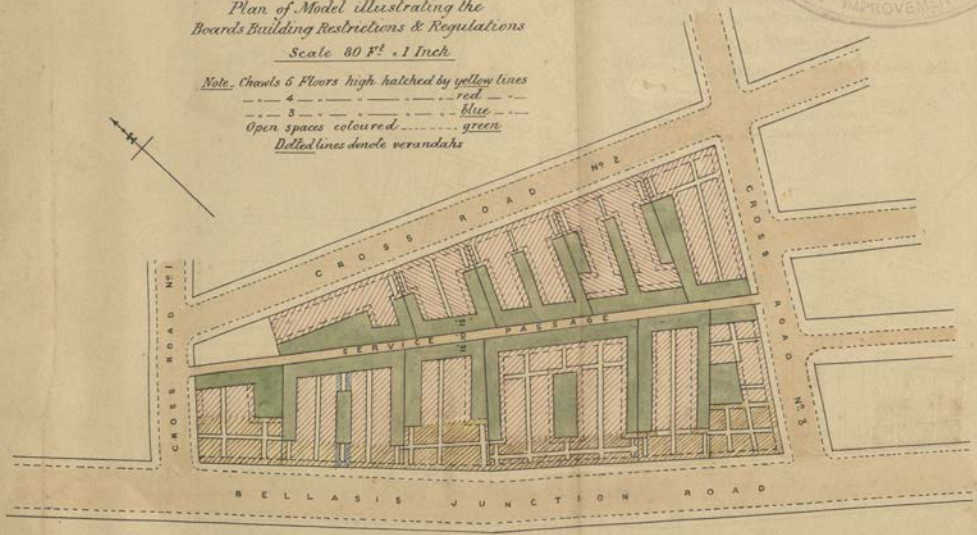
1154

BOMBAY IMPROVEMENT TRUST

Plan of Model illustrating the Boards Building Restrictions & Regulations

Scale 80 Ft. = 1 Inch

Note. Chawls 5 Floors high hatched by yellow lines
4 ——— red
3 ——— blue
Open spaces coloured ——— green
Dotted lines denote verandahs



Signed E.W.Bryant

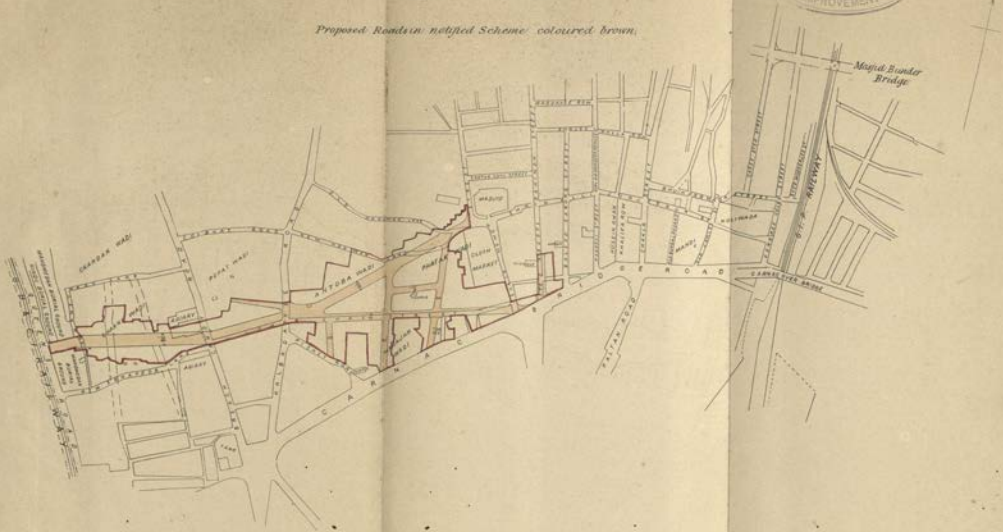
TRUST ENGINEER

BOMBAY IMPROVEMENT TRUST

SCHEME II

SCALE 400 FT = ONE INCH

Proposed Roads in notified Scheme coloured brown.



ENGINEER'S OFFICE
1234
IMPROVEMENT TRUST

W. B. W. Bryant
M. Inst. C. E.
TRUST ENGINEER.

W. Cooper Lith. Bombay.

BOMBAY IMPROVEMENT TRUST
BLOCK PLAN 1ST NAGPADA
SCALE 1" 80'
1235
CLARKE ROAD
JEWISH CEMETERY
SITE FOR FUTURE DEVELOPMENT
POLICE OFFICES AND STABLES
MAIN ROAD
CROSS ROAD NO 1
CROSS ROAD NO 2
CROSS ROAD NO 3
CROSS ROAD NO 4
CROSS ROAD NO 5
CROSS ROAD NO 6
CROSS ROAD NO 7
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City of Bombay Improvement Trust

BOARD OF TRUSTEES.

At the date of this Report.

1.	The Hon'ble Mr. W. C. HUGHES, M. Inst. C.E. ...	*Chairman*
2.	Brigadier-General F. VENTRIS, Commanding Bombay District.	*Ex-Officio Trus*
3.	W. T. MORISON, Esq., I.C.S. (Collector of Land Revenue, Customs and Opium).	
4.	W. L. HARVEY, Esq., I.C.S. (Municipal Commissioner, Bombay).	
5.	The Hon'ble Mr. BHALCHANDRA KRISHNA BHATAVADEKAR.	*Elected by the Co poration.*
6.	DINSHA EDULJI WACHA, Esq.	
7.	IBRAHIM RAHIMTOOLA, Esq.	
8.	ACCACIO G. VIEGAS, Esq.	
9.	R. H. MACAULAY, Esq.	*Elected by th Chamber o Commerce.*
10.	C. T. BURKE, Esq., M. INST. C.E.	*Elected by the Po Trustees.*
11.	SASSOON J. DAVID, Esq. (on leave.) BAMANJI DINSHA PETIT, Esq., Acting.	*Elected by the Mil owners' Associ tion.*
12.	G. A. ANDERSON, Esq. (on leave.) J. WILLCOCKS, Esq., Acting.	*Nominated Government.*
13.	T. BLANEY, Esq., C.I.E.	
14.	P. B. SAVILE, Esq.	

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